



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice August 30, 2021

This meeting is being held remotely in accordance with the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, Section 20. Public comments will be accepted during the public comment periods designated in the agenda. Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to jraitt@town.arlington.ma.us by August 30, 2021 at 4:00 p.m. The Board requests that correspondence that includes visual information should be provided by August 27, 2021 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, August 30, 2021 at 7:30 PM in the **Join Zoom Meeting with audio and video by connecting using this link and Meeting ID: <https://town-arlington-ma-us.zoom.us/j/86023831419> | Meeting ID: 860 2383 1419 or join by phone by calling: 1-646-876-9923, enter Meeting ID 860 2383 14 followed by #**

1. Public Hearings

7:30 p.m. -
9:00 p.m.

Docket #3662, 29 Mill Street

Notice is herewith given that an application has been filed on July 9, 2021 by Bluebird Graphic Solutions, 17 Everberg Road, Suite E Woburn, Massachusetts, 01801, to open Special Permit Docket #3662 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review and Section 6.2 Signs. The applicant proposes to establish a Great Sky Solar at 29 Mill Street, Arlington, MA in the High Density Residential Zoning District (R7) and Residential/ Business Sign District. The opening of the Special Permit is to allow the Board to review and approve the project under Section 6.2 Signs.

Docket #3665, 645 Massachusetts Avenue

Notice is herewith given that an application has been filed on August 4, 2021 by JP Morgan Chase Bank NA, 1111 Polaris Parkway, Columbus, OH, to open Special Permit Docket #3665 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to establish a Chase Bank location on the premises at 645 Massachusetts Avenue, Arlington, MA in the B5 Business District. The opening of the Special Permit is to allow the Board to review and approve the project under Section 3.4, Environmental Design Review and Section 6.2, Signs.

Docket #3348, 833 Massachusetts Avenue

Board will re-open Special Permit Docket #3348 in accordance with the provisions of M.G.L. Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review, in order to review compliance with special condition 5 of the Special Permit Decision, dated April 13, 2009, and in order to hear from the property owner regarding such compliance. Special condition 5 of the Special Permit Decision refers to the future redevelopment of the Atwood House at 851 Mass Ave.

Please be advised: for the first two public hearings, the following will occur:

- applicants will be provided five minutes for a presentation*
- DPCD staff will be provided three minutes to discuss public hearing memo*

-Members of the public will be provided time to comment.

-Board members will discuss each docket and may vote.

For the third hearing, the Board will receive an update on the status of the property and review compliance with the EDR Special Permit conditions

2. ARB Committee Appointments for ARB Members and Designees

9:00 p.m. Board will review ARB representation on various Town committees and vote to approve appointments of Board members and designees on various Town committees

3. Housing Plan, and Open Space and Recreation Plan updates

9:15 p.m. Staff will provide updates

4. Business development update and opportunities

9:30 p.m. Board will learn about business development updates and discuss opportunities

5. Meeting Minutes

9:50 p.m. Board will review and approve meeting minutes

6. Open Forum

9:55 p.m. Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three-minute time limit to present a concern or request.

7. Adjourn

10:15 p.m. Estimated time for Adjournment

Next Meeting: ARB Board Goal Setting Meeting, September 11, 2021 at 8:00 a.m.



Town of Arlington, Massachusetts

Public Hearings

Summary:

7:30 p.m. -

9:00 p.m.

Docket #3662, 29 Mill Street

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ATTACHMENTS:

Type	File Name	Description
Reference Material	Agenda_Item_1A_-_EDR_Public_Hearing_Memo_Docket_#3662_29_Mill_Street.pdf	EDR Public Hearing Memo Docket 3662 29 Mill Street
Reference Material	Agenda_Item_1A_-_29_Mill_St._Docket_3662_timestamped_application._7-12-21pdf.pdf	29 Mill Street Docket 3662 Application Materials
Reference Material	Agenda_Item_1B_-_EDR_Public_Hearing_Memo_#3665_645_Mass_Ave.pdf	EDR Public Hearing Memo Docket 3665 645 Mass Ave
Reference Material	Agenda_Item_1B_-_645_Mass_Ave_Combined_Application.pdf	645 Mass Ave Docket 3665 Application Materials

Reference Material	NEW_Notification_of_Bylaw_Violations_821_Mass._Ave._to_G._Noyes_7-21-21.pdf	Notification of Violation 821 Mass Ave. Atwood House 7-21-21
Reference Material	ARB_vote_regarding_821_Mass_Ave_050420.pdf	Memo regarding ARB Vote 821 Mass Ave. 5-4-21
Reference Material	Agenda_Item_1C_-_Email_Correspondence_from_M.Ciampa_to_J.Raitt_regarding_Atwood_House_compliance_082521.pdf	Email Correspondence from M. Ciampa to J. Raitt re: Atwood House compliance 8-25-21
Reference Material	Letter_from_Annese_re_Atwood_House.pdf	9-23-20 Letter from R. Annese regarding Atwood House
Reference Material	833_Mass_Ave_Book_and_Page.pdf	12-18-19 833 Mass Ave Registry of Deeds Book and Page
Reference Material	Cover_Letter_Special_Permit_833_Mass_Ave.pdf	12-10-19 Cover Letter Special Permit 833 Mass Ave
Reference Material	Letter_to_Noyes_re_special_permit_#3348_12-16-19_public_hearing_11182019.pdf	11-18-19 Letter to Noyes re special permit 3348 13-16-19 Public Hearing
Reference Material	Poyant_Continuance_Letter__CVS_Arlington_MA.pdf	11-5-19 Poyant Continuance Letter, CVS Arlington MA
Reference Material	Decision_Docket_3348_833_Mass_Ave.pdf	11-4-19 Decision Docket 3348 833 Mass Ave
Reference Material	Letter_to_Noyes_re_Atwood_House_081519.pdf	8-15-19 Letter to Noyes re Atwood House
Reference Material	EDR_Public_Hearing_Memo_833_Mass_Ave.pdf	8-6-19 EDR Public Hearing Memo 833 Mass Ave.
Reference Material	CVS_Arlington_MA_Special_Permit_6.27.19_reduced.pdf	6-27-19 CVS Arlington MA Special Permit
Reference Material	2009_Decision_Docket_3348.pdf	4-13-2009 Decision Docket 3348



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex-Officio

Subject: Environmental Design Review, 29 Mill Street, Arlington, MA
Docket #3662

Date: August 16, 2021

I. Docket Summary

This is an application by Bluebird Graphic Solutions, 17 Everberg Rd, Suite E, Woburn, for Adamian Construction & Development Corporation, owner of the property at 29 Mill Street, Arlington, MA, 02476, for Special Permit Docket #3662 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant seeks approval of signage that exceeds the allowed signage in the R7 Zoning District. The opening of the Special Permit is to allow the Board to review and approve the signage under Section 6.2, Signs.

Materials submitted for consideration of this application include:

- Application for EDR Special Permit,
- Impact statement;
- Photograph of previous sign;
- Dimensional information of the proposed signage; and
- Renderings of signage.

The property at 29 Mill Street has been used for many years as an office building with less than 3,000 square feet of gross floor area, a use permitted by right in the R7 Apartment District/High Density Zoning District. The owner of the property has leased the property to

a new tenant who is continuing the office use of the property. The new tenant wishes to replace the existing sign, which is an unpermitted sign, with a new internally illuminated wall sign. Section 6.2, Signs, directs the Redevelopment Board to review any requests for sign special permits via Environmental Design Review.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

An office use has been established at this site for many years, and is a pre-existing, conforming use in the R7 Apartment District/High Density Zoning District. The signage is the subject of the special permit as required by Section 6.2, Signs. The Board can find that this condition is met.

2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

Office tenants have operated from this location for many years, and this business provides a service for the community. The Board can find that this condition is met.

3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

Only the signage is subject to review. The Board can find that this condition is met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The office use does not overload any municipal systems. The Board can find that this condition is met.

5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

No special regulations are applicable to the proposal. The Board can find that this condition is met.

6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The use does not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

There are no changes to the landscape as there are no proposed exterior alterations other than the proposed new signage. The Board can find that this condition is met.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

There are no changes to the exterior of the building other than the proposed new signage. The Board can find that this condition is met.

3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There are no changes to open space as a result of the sign proposal. The Board can find that this condition is met.

4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

There are no changes to any circulation patterns. The Board can find that this condition is met.

5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

There will be no changes to the exterior of the building or surface water run-off because of this proposal. The Board can find that this condition is met.

6. EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There will be no changes to the utility service as a result of this proposal. The Board can find that this condition is met.

7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The applicant seeks to replace an existing nonconforming and unpermitted sign with a new sign exceeding what is allowable in the Residential/Business Sign District. A Special Permit has been requested to allow the business to install signage that exceeds what is permitted.

Per Section 6.2.2(C), the ARB may grant a Special Permit to allow signs in a location other than what is allowed, “provided the architecture of the building, the location of the building relative to the street, or the nature of the use being made of the building is such that an additional sign or signs of a larger size should be allowed in the public interest.”

The building is oriented toward the Mill Street and sits between the Minuteman Bikeway and a two-family residential property. The site has been the location of a free-standing office building for several years. A glass canopy serves as the principal entry to the building, and projects forward from the front façade at a height of approximately 13 feet. Additionally, an ornamental tree is located immediately in front of the glass canopy. Locating a sign wall sign within six feet height restriction for the Residential/Business Sign District would limit visibility of the sign for visitors travelling south on Mill Street. In order to adequately find the business, a sign posted at 13’ 8”, which is approximately the height of the existing sign, is in the public’s interest.

The internally illuminated wall sign is compliant with this section of the bylaw and will be mounted on the front façade of the building, facing Mill Street. The sign is approximately 18 square feet in area and will be mounted to the building at a height of 13.5 feet. The letters of Great Sky Solar Custom Solar Solutions and the logo will be internally illuminated. The sign face will be an aluminum cabinet set into a sign backer and attached via screws around the perimeter, which will be painted to match the cabinet.

8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

No changes are proposed. The Board can find that this condition is met.

9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

No changes are proposed. The Board can find that this condition is met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The building and property at 29 Mill Street is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*, and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission will review the signage and this permit shall be conditioned on their approval.

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

No changes are proposed. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

No changes are proposed. The Board can find that this condition is met.

IV. Findings

1. The ARB finds that the nature of the use being made of the building is such that allowing an additional sign and signs of a larger size is in the public interest consistent with Section 6.2 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

V. Conditions

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

1. Property Address 29 Mill Street Docket No. 3662
Name of Record Owner(s) Adamian Const. & Dev. Corp. Phone _____
Address of Owner _____
Street City, State, Zip
2. Name of Applicant(s) (if different than above) Bluebird Graphic Solutions
Address 17 Everberg Rd. Suite E Woburn, MA Phone 617-230-4434
Status Relative to Property (occupant, purchaser, etc.) Sign Contractor
3. Location of Property 29 Mill Street
Assessor's Block Plan, Block, Lot No. _____
4. Deed recorded in the Registry of deeds, Book 11321, Page 355;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____
5. Present Use of Property (include # of dwelling units, if any) Office
6. Proposed Use of Property (include # of dwelling units, if any) Office
7. Permit applied for in accordance with the following Zoning Bylaw section(s) 6-34(10) Wall Sign Standards
_____ Residential / Business Sign
_____ District
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.
(See attached sheet.)

(In the statement below, strike out the words that do not apply)
The applicant states that Great Sky Solar is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 29 Mill Street which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

Address

17 Everberg Rd. Suite E Woburn, MA

Phone

617-230-4434

01801

Great Sky Solar located at 29 Mill Street is seeking approval from the Redevelopment Board to install a wall sign in the R7 zoning district. This sign deviates from the sign by law in section 6-34 subsection (10) in that the sign will be mounted 13 and 1/2 feet above grade where 6 feet is the maximum specified. Also, the sign square footage is 24.1, where 20 is the maximum. It is worth noting that the square footage here is calculated by multiplying the overall height of 3'-8" by 6' 6-7/8" which in this case, includes a considerable amount of negative space due to the shape of the sign.

Due to the architecture of the building this higher sign height is necessary for the sign to be visible to vehicular and pedestrian traffic. The entrance has a large glass awning that would prevent traffic traveling south on Mill Street to see the sign at a lower height.

The front yard of the property is only 13 feet deep and includes a two large bushes. For those reasons, an appropriately sized freestanding sign would not be beneficial to the business or the towns interests.

This sign will not detract from the use and enjoyment of proposed building or surrounding buildings. The sign will be beneficial to the public by clearly identifying the business and safely guide customers to the location.



BLUEBIRD
lighting solutions

17 Everberg Road, Unit E
Woburn, MA 01801
info@bluebirdlgs.com
617.250.8500

CLIENT
GREAT SKY SOLAR

ADDRESS
2161 MASS AVE
CAMBRIDGE MA

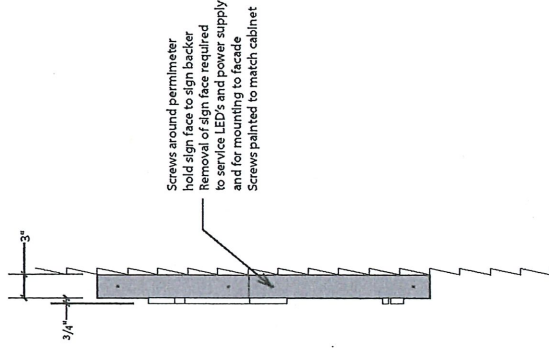
PROJECT
ARLINGTON MAIN ID

JOB #
PROJ-2000XXXX

SUBMISSION DATE
05/12/2021
05/27/2021

DESIGNER: KPW
PM: KPW

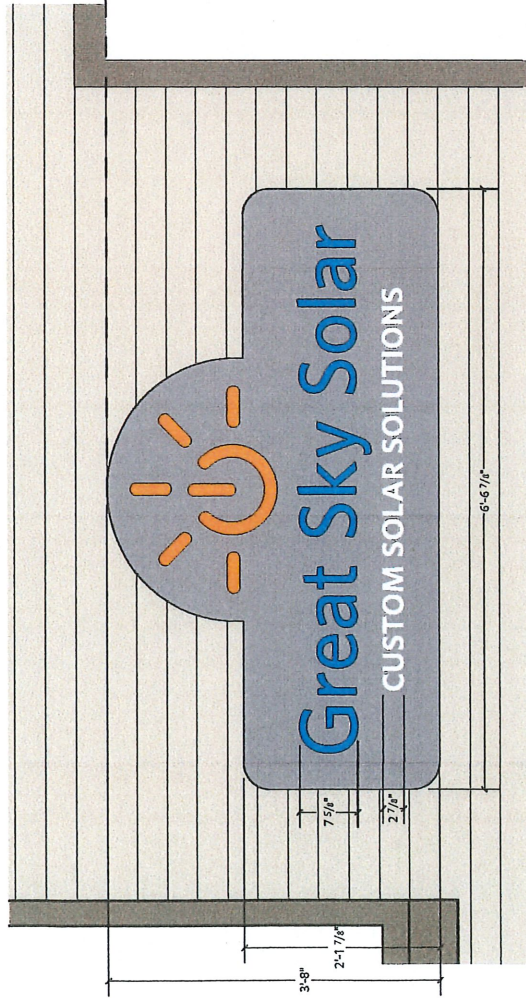
SIGN TYPE	DRAWING
MID	1.0



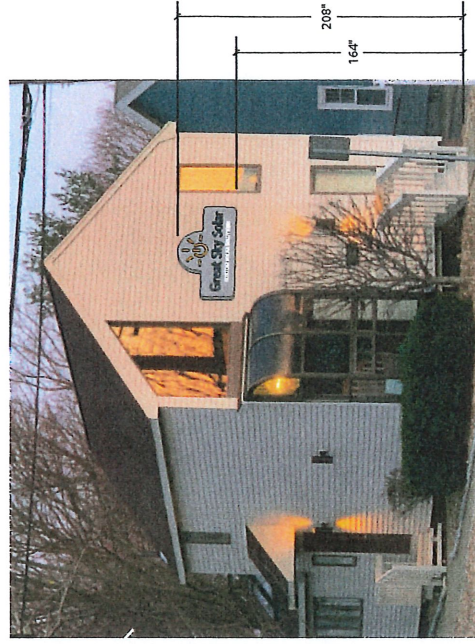
Sign mounts 4" below the top of the second story window sill

Total SF for sign=18

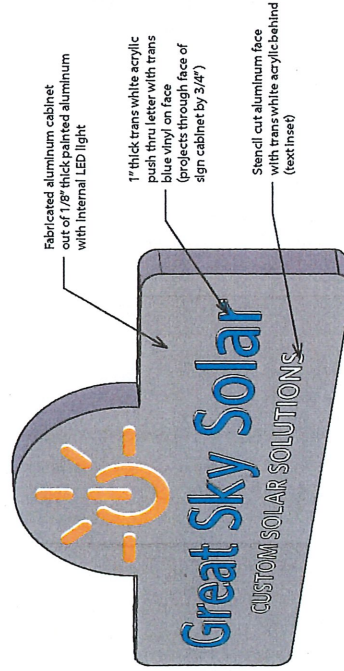
Only the letters and logo illuminate



01 FRONT VIEW
3/4" = 1'-0"



04 REFERENCE
NTS



03 3D VIEW
NTS

SIGN TYPE MID - MAIN ID
Quantity 1

PALETTE

PANT: TBD

VINYL: PMS 746TC - OLYMPIC BLUE

VINYL: PMS 1235C - 3M SUNFLOWER YELLOW

LOWER TEXT: TRANS WHITE

15 of 143



BLUEBIRD
GRAPHIC SOLUTIONS

17 Everberg Road, Unit E
Woburn, MA 01801
info@bluebirds.com
617.250.8500

CLIENT
GREAT SKY SOLAR

ADDRESS
2161 MASS AVE
CAMBRIDGE MA

PROJECT
ARLINGTON MAIN ID

JOB#
PROJ-2000XXXX

SUBMISSION DATE
05/12/2021
05/27/2021



01 | PREVIOUS SIGN
NTS

DESIGNER: KPW
PM: KPW

SIGN TYPE	DRAWING
MID	1.1



29 MILL STREET
ARLINGTON, MASS. 02476
TEL: (781) 648-5350
FAX: (781) 648-5354

Dear Arlington Permit Office,

I am writing this letter to authorize Jason Perillo of BlueBird Graphics to obtain the signage permit on my behalf. Please let me know if you have any questions, you can reach me at 618-649-3309 or gadamian@verizon.net.

Thank you,

A handwritten signature in black ink, appearing to read 'G. Adamian', is written over the printed name.

Gregory Adamian

July 6, 2021



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, 645 Massachusetts Ave, Arlington, MA
Docket #3665

Date: August 24, 2021

I. Docket Summary

This is an application by JP Morgan Chase Bank NA, 1111 Polaris Parkway, Columbus, OH to operate a bank and replace the signage at 645 Massachusetts Avenue property owned by Key West Realty LLC, 63 Trapelo Road, Belmont, MA 02478. The opening of the Special Permit is to allow the Board to review and approve the use as a commercial bank branch with greater than 2,000 square feet in the B5 Central Business District, renovations to the building, and alterations to the façade under Section 3.4 Environmental Design Review (EDR). The prior use was a restaurant, a use that has been at this location since at least the 1970s.

Materials submitted for consideration of this application:

- Application for EDR Special Permit dated August 4, 2021;
- Project Narrative by Core States Group, dated July 28, 2021;
- Existing and Proposed Floor Plans and Photographs, prepared by KMS, dated June 9, 2021;
- Dimensional and Parking Information Sheet;
- Parking Plan;
- Sign Submittal Package, prepared by Philadelphia Sign, dated June 17, 2021; and
- Quitclaim Deed dated September 7, 2007.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

A commercial bank of 2,000 square feet or more is allowed in the B5 Central Business District with a Special Permit under the jurisdiction of the ARB due to its location on Massachusetts Avenue. The Board can find that this condition is met.

2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

The use and the upgrades to the building and site are in the public's interest. However, banking uses can be found throughout the immediate area in Arlington Center, including four banks/ lending institutions and a number of stand-alone ATMs.

3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The proposed location is in the heart of Arlington Center. Many customers are likely to access this location by foot, bicycle, or use on-street parking along Massachusetts Avenue, or park in the public municipal lot behind the structure. The use will not impair pedestrian safety any more than the prior restaurant use. The Board can find that this condition is met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The bank does not have a high demand need for water or sewer. The Board can find that this condition is met.

5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

All such regulations are fulfilled.

6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

Multiple other banks are located within the vicinity and have had no detrimental impact on the integrity or character of the neighborhood, district, or adjoining districts, or on the health and welfare of the community. The Board can find that this condition is met.

7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

At present, there are four different bank branches and additional ATMs in Arlington Center. The site of this proposed use is directly adjacent to another bank branch location. The prior restaurant use contributed to an active, lively streetscape in the afternoon and evening and provided meals tax income to the Town, neither of which can be said of the proposed use.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The project site is developed, contains a multi-tenant building, and is entirely impervious. The landscaping around the perimeter of the site will remain in its current state. The Board can find that this condition is met.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The existing storefront and entry will be renovated, and a second rear entry will be introduced. Additional windows will be introduced to the façade facing David Lamson Way, increasing the transparency of the ground floor. New signage will be introduced. These updates will rehabilitate the existing storefront consistent with the style of the building and neighborhood.

The applicant proposes to eliminate the awning over the Mass Ave and David Lamson Way façades of the building which was added by the prior tenant. The presence of awnings along Mass Ave is desirable, as they provide shelter for pedestrians in

inclement weather, are within the design vernacular of other storefronts along the corridor and mediate the stark façade of the structure.

The applicant should confirm that the “proposed new storefront” callout along David Lamson Way on floor plans on DRC pages 7 and 8 refer to the new commercial windows and not operable service windows.

3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There are no changes proposed to the existing building site and currently no open space on the project site. The Board can find that this condition is met.

4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The number of parking spaces will increase from zero to three. The new use requires eight spaces, therefore the applicant requests relief from the Zoning Bylaw parking requirement. The site is adjacent to available on-street parking along Massachusetts Avenue and the public parking in the Railroad lot. The ARB has jurisdiction to reduce the number of parking spaces required by the Zoning Bylaw.

The applicant does not propose to add handicap parking, nor is the proposed rear entry to the building ADA accessible. Under this proposal, accessible access to the building would require parking along Mass Ave and travelling in the right of way until reaching a curb cut, or parking in the Railroad lot and circumnavigating the entire east and south sides of the building before reaching the accessible entry and designate one of the three parking spaces as HC accessible.

The circulation on the site will change with the addition of the second entry to the building off the Railroad lot. The application materials indicate an assumption that 50% of customers will use this entrance. The applicant is strongly encouraged to make the rear entry ADA accessible for the reasons described above.

Related to bicycle parking, the “office, business, or professional use” requires two long term and two short term bicycle parking spaces. The applicant has requested an exemption from the bike parking bylaw, citing bike racks along Massachusetts Avenue and in the Railroad lot as reasonable provision of parking. No long-term bicycle parking is indicated in the application.

The applicant should provide both indoor long-term bicycle parking for employees and short-term parking for visitors. The proximity of the business to the Minuteman Bikeway increases the demand for bicycle parking. For short term parking, the addition of a bike rack to the Massachusetts Avenue or the rear side of the building is recommended, which would support bicycle access to Arlington Center overall. Long term bicycle parking should be provided in an enclosed or covered area or inside the building. Further, indoor bicycle storage shall be included on the plan.

5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

There will be no changes to the exterior of the building or surface water run-off as a result of this proposal. The Board can find that this condition is met.

6. EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There will be no changes to the utility service as a result of this proposal, which will affect only the interior of the building. The Board can find that this condition is met.

7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The project site is in the Business Sign District. The proposal exceeds the total number of signs allowable by right. The applicant submitted a sign package with a number of primary and incidental signs proposed:

- One wall sign with illuminated channel lettering located over the main entrance measuring 20.7 square feet;
- One wall sign with illuminated channel lettering located over the rear entrance measuring 12.7 square feet;
- One illuminated projecting sign measuring 8.17 square feet on each side;
- Three (3) wall mounted regulatory signs in parking area measuring 2 square feet each;
- One ADA entrance plaque measuring 0.25 square feet; and
- One ADA directional sign measuring 0.45 square feet.

The existing awning will be removed and the sign band across the Mass Ave and David Lamson Way façades will be covered with a dark nickel metal panel three feet in height.

While the narrative description addresses the two proposed wall signs, it does not describe the projecting sign, incidental signage, or other façade elements such as the new windows on David Lamson way and the dark nickel metal panels on all three facades.

Per Section 6.2.2(C), the ARB may grant a Special Permit to allow more than the number of signs allowed, “provided the architecture of the building, the location of the building relative to the street, or the nature of the use being made of the building is such that an additional sign or signs of a larger size should be allowed in the public interest.”

In terms of sign area, the two wall signs and the projecting sign comply with Section 6.2.5 of the Zoning Bylaw if the dark metal panels (E02, E03, and E06 in the sign package), for which dimensions are not provided, are not counted toward the total square footage of allowed signage. Dimensional information for the elements on all

three façades, including the mounting height of the projecting sign, are required to determine compliance with Sections 6.2.5(D)(8) and 6.2.5(D)(10).

Overall, the aggregate square footage of incidental signage exceeds what is allowed per Section 6.2.1(E)(3) by 0.076 square feet. The applicant has not proposed any window signage, however any intended signage including hours of operation and logos on entryways needs to be included in the sign package. Any additional window signage or incidental signage would add to the excess of the six feet of allowed incidental signage.

8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

There will be no adverse impacts on light, air and water resources, or on noise and temperature levels. The Board can find that this condition is met.

9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The renovation of the space at 645 Massachusetts Avenue will conform to code requirements for safety and accessibility by emergency personnel and equipment. The Board can find that this condition is met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The building containing 645 Massachusetts Avenue is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission will review the proposal and this permit shall be conditioned on their approval.

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or

the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

There are no proposed changes (new structures, hard surface, ground coverage, or machinery) that will impact the microclimate. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The construction will be primarily indoors, and will prioritize energy efficient HVAC systems, plumbing fixtures, LED fixtures, and products incorporating low/no VOCs and recycled content. The Board can find that this condition is met.

IV. Conditions

1. The final sign, exterior material, and lighting plans shall be administratively approved by the Department of Planning and Community Development. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.

6. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

PLANNING & COMMUNITY
DEVELOPMENT

2021 AUG 11 10 2 18

Docket No. 3665

1. Property Address 645 Massachusetts Avenue, Arlington MA 02476
Name of Record Owner(s) Key West Realty LLC Phone _____
Address of Owner 63 Trapelo Road, Belmont MA 02478
Street City, State, Zip
2. Name of Applicant(s) (if different than above) JPMorgan Chase Bank NA
Address 1111 Polaris Parkway Columbus OH 43240 Phone c/o 617.874.0131
Status Relative to Property (occupant, purchaser, etc.) Occupant
3. Location of Property 645 Massachusetts Avenue, Arlington MA 02476 05-07-7
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 50073, Page 393;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____
5. Present Use of Property (include # of dwelling units, if any) Presently a restaurant
6. Proposed Use of Property (include # of dwelling units, if any) Proposed Commercial Bank Branch
7. Permit applied for in accordance with
the following Zoning Bylaw section(s)

<u>3.4</u>	<u>Environmental design review</u>
<u>6.1.4</u>	<u>Table of Off-Street Parking Regulations</u>
<u>6.1.12</u>	<u>Bicycle Parking</u>

section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that _____ is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 645 Massachusetts Avenue, Arlington MA 02476 which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.


Matthew McCool - Vice President
JPMorganChase Bank, N.A.

Signature of Applicant(s)

100 International Dr. Floor 21
Baltimore, MD, 21202-4673, United States

Address

410-949-2150

Phone



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- X Dimensional and Parking Information Form (see attached)
- X Site plan of proposal
- NA Model, if required
- X Drawing of existing conditions
- X Drawing of proposed structure
- NA Proposed landscaping. May be incorporated into site plan
- X Photographs
- X Impact statement
- X Application and plans for sign permits
- NA Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

_____ Special Permit Granted	Date: _____
_____ Received evidence of filing with Registry of Deeds	Date: _____
_____ Notified Building Inspector of Special Permit filing	Date: _____

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location Corner of Mass Ave/David Lamson Way

Zoning District B-5

Owner: Key West Realty LLC

Address: 645 Massachusetts Ave

Present Use/Occupancy: No. of Dwelling Units:

Restaurant/Bar

Uses and their gross square feet:

6400 sf

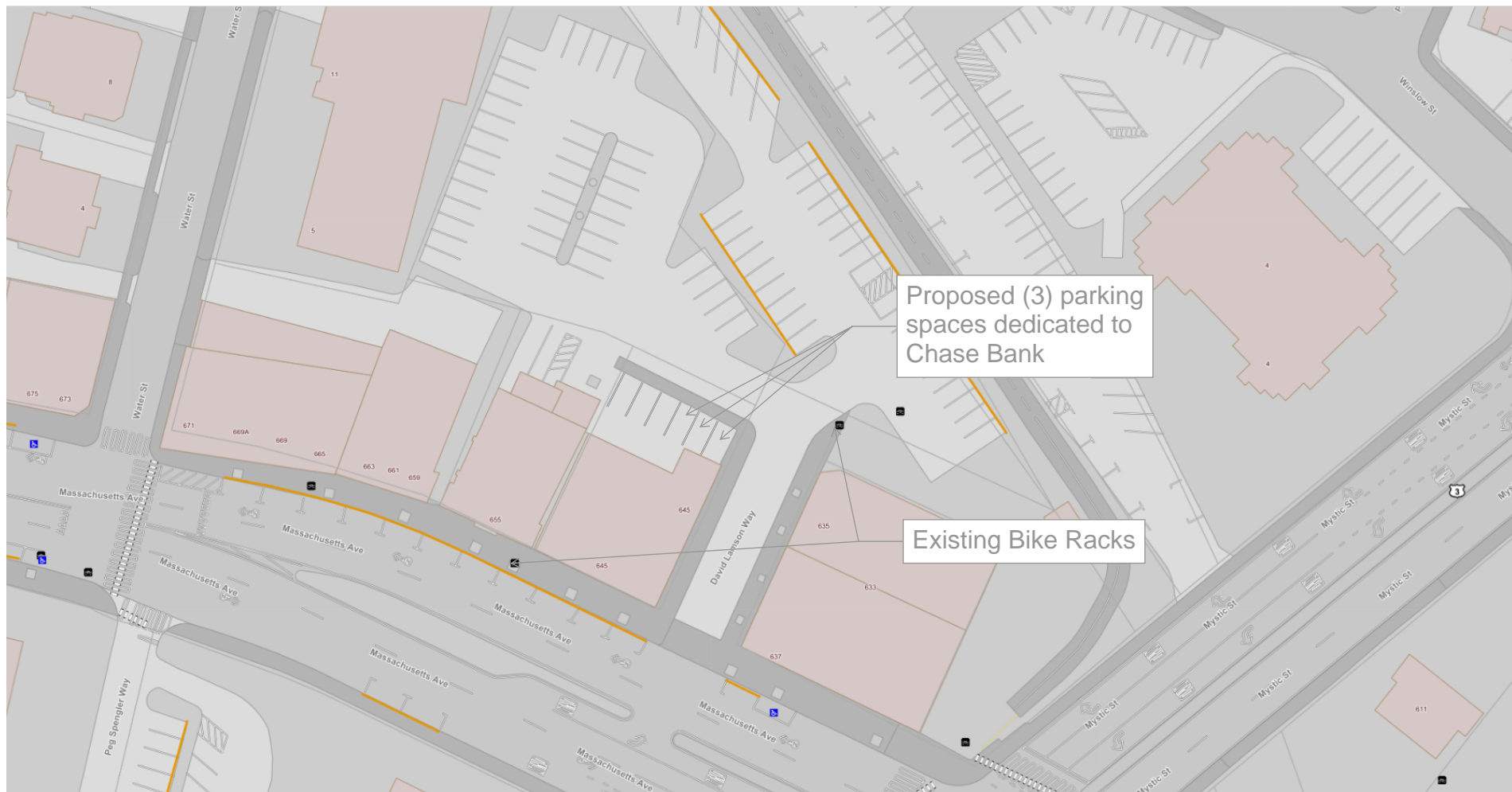
Proposed Use/Occupancy: No. of Dwelling Units:

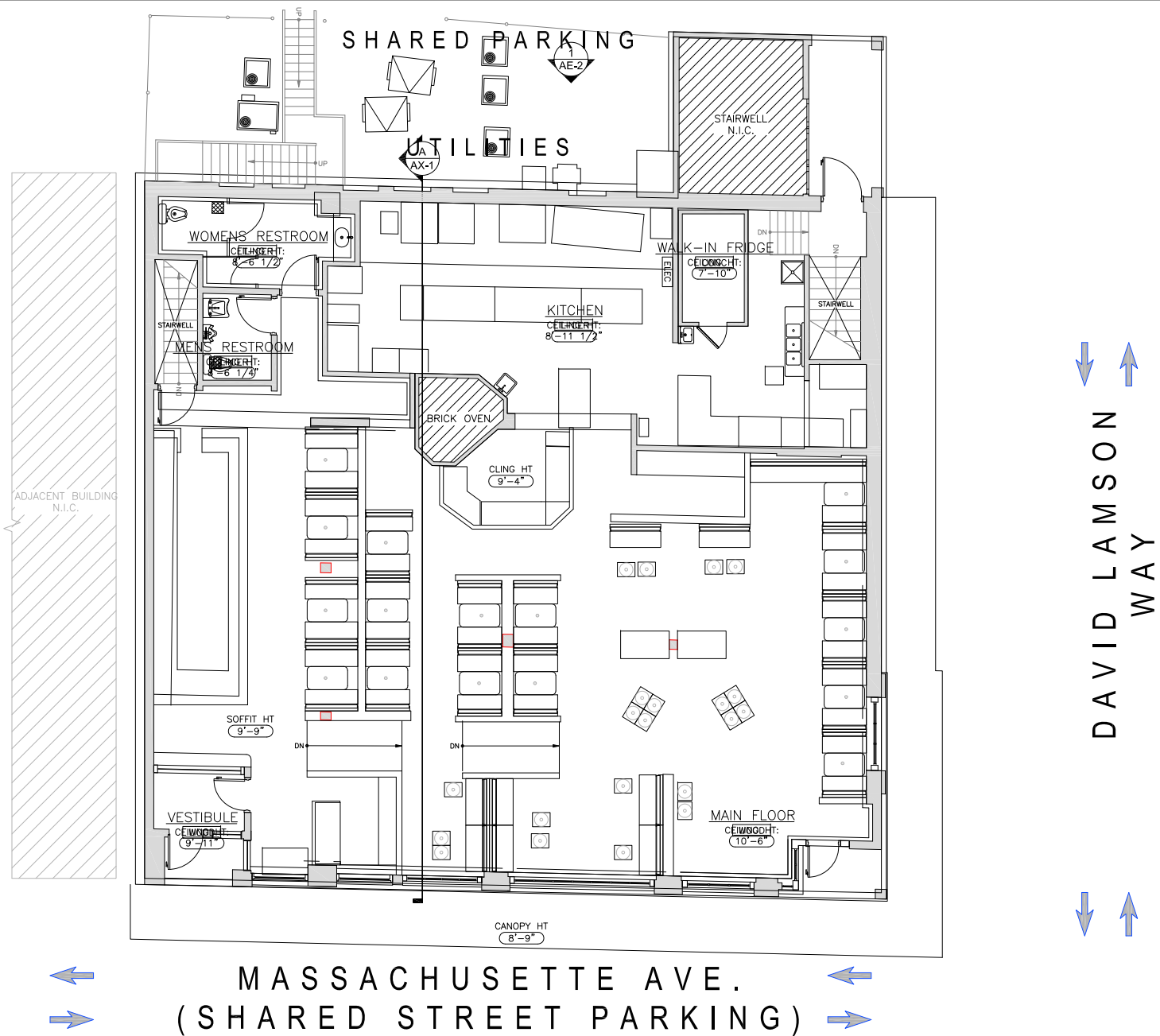
Financial Center > 2000sf

Uses and their gross square feet:

3826 sf (first floor only)

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	6400sf	3826sf	min. >2,000 sf (with special permit)
Frontage	63'-5"	63'-5"	min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable	N/A	N/A	max.
Lot Area per Dwelling Unit (square feet)	N/A	N/A	min.
Front Yard Depth (feet)	N/A	N/A	min.
Side Yard Width (feet) right side	N/A	N/A	min.
left side	N/A	N/A	min.
Rear Yard Depth (feet)	N/A	N/A	min.
Height			min.
Stories	2	2	stories Existing
Feet	31'-6"	31'-6"	feet Existing
Open Space (% of G.F.A.)			min.
Landscaped (square feet)	N/A	N/A	(s.f.)
Usable (square feet)	N/A	N/A	(s.f.)
Parking Spaces (No.)	0	3	min. 8 (based on 1 per 500sf)
Parking Area Setbacks (feet), where applicable	N/A	N/A	min.
Loading Spaces (No.)	0	0	min.
Type of Construction	IIIA		
Distance to Nearest Building	0-Adjacent	0-Adjacent	min. Existing





EXISTING FLOOR PLAN
ARLINGTON MASS AVE
 645 Mass Ave - Arlington, MA 02476

31 of 143

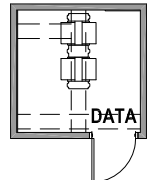


DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	AREA sq. ft.	NONE

DRC Page 6

INFORMATION ONLY

REPRESENTED FLOOR PLAN PRECEDES AOR'S FINAL DD / CODE COMPLIANCE VALIDATION. FINAL CONFIGURATION MAY VARY. NOTE TO AOR; DO NOT PROCEED WITH CONSTRUCTION DOCUMENTS IF THIS STAMP IS PRESENT.

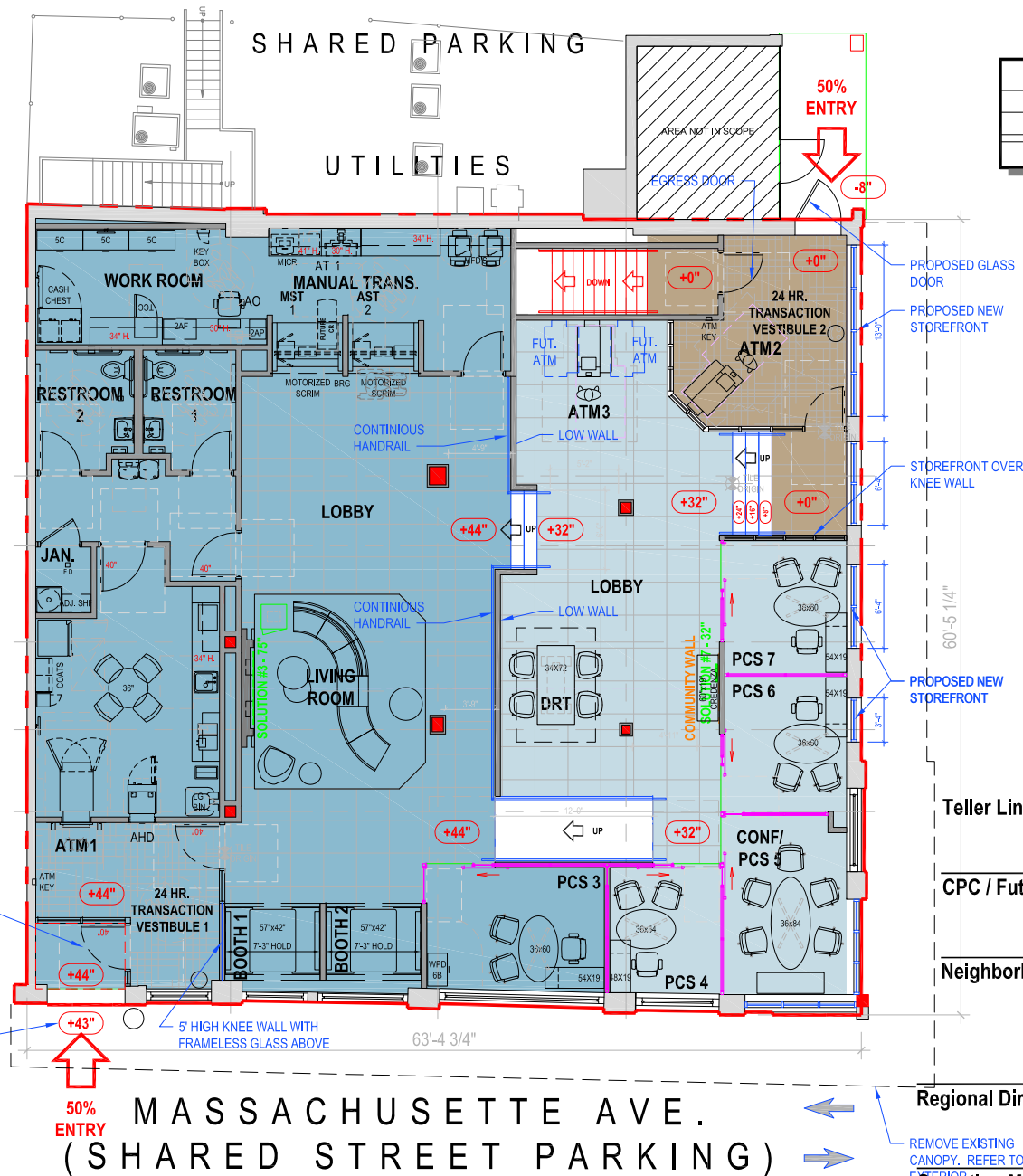


DATA AND ELECTRICAL ROOM IN LOWER LEVEL



ENSURE LEVEL LANDING & ADA ACCESS

VERIFY IN FIELD



AREA CALCULATIONS (S.F.)

RETAIL BANK - MAIN LEVEL	3826
LOWER LEVEL	3862
TOTAL (S.F.)	7688

DESIGN STANDARDS

20.3

HARDINESS ZONE 7A

OVERHEAD DOOR ACCEPTABLE *
* HARDINESS ZONES >= 7A

DAVID LAMSON WAY

Teller Line BRG

YES ☐ NO ☐

CPC / Future CPC Office

Neighborhood Name

Regional Director (RD)

DATE

Operating Model Lead (OML)

DATE



PROPOSED FLOOR PLAN
ARLINGTON MASS AVE
645 Mass Ave - Arlington, MA 02476

32 of 143



DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	SEE ABOVE	NONE

DRC Page 7

REPRESENTED FLOOR PLAN PRECEDES AOR'S FINAL DD / CODE
COMPLIANCE VALIDATION. FINAL CONFIGURATION MAY VARY.
NOTE TO AOR; DO NOT PROCEED WITH CONSTRUCTION
DOCUMENTS IF THIS STAMP IS PRESENT.



DATA AND ELECTRICAL ROOM IN LOWER LEVEL

ELEC. PNL.

UTILITIES

**50%
ENTRY**

-8"

— STOREFRONT OVER
KNEE WALL

— PROPOSED NEW
STOREFRONT

Teller Line BRG

DESIGN STANDARDS

SS ZONE	7A
---------	----

OVERHEAD DOOR ACCEPTABLE *

DAVID LAMSON
WAY

YES ☐ NO ☐

CPC / Future CPC Office

Neighborhood Name

Regional Director (RD)

DATE _____

Operating Model Lead (OML)

DATE _____

DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	SEE ABOVE	NONE

DRC Page 8

50%
ENTRY MASSACHUSETTE AVE.
(SHARED STREET PARKING)

PROPOSED FLOOR PLAN

ARLINGTON MASS AVE

645 Mass Ave - Arlington, MA 02476

33 of 143









Rear egress (Not ADA Compliant)

37 of 143

Tenant will have exclusive rights to 3/5 parking spots (TBD)

DRC Page 12



View from Massachusetts Ave



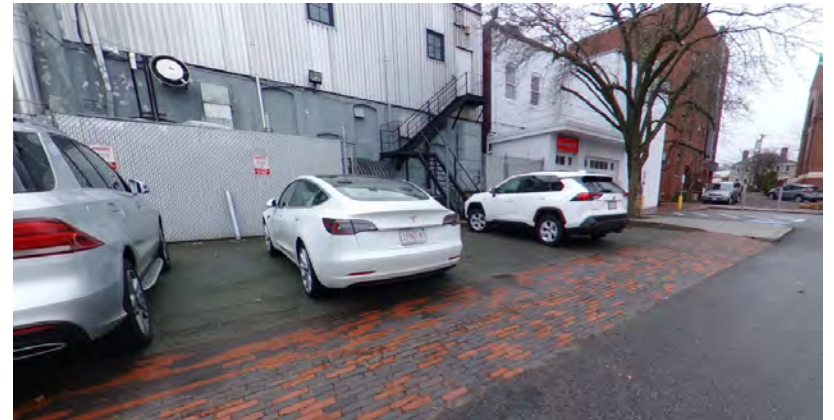
Views from David Lamson Way



View from
municipal
parking



Caldwell Bankers



Bank of America



Rear entrance







July 28, 2021

Town of Arlington
Redevelopment Board
730 Mass Ave. Annex
Arlington, MA 02476

Re: Application for Special Permit Review, 645 Massachusetts Avenue

The whom it may concern;

The following information is regarding a proposed Chase Bank facility at 645 Massachusetts Avenue, Arlington MA. The project will entail the installation of a new financial center in the location formerly occupied by Not Your Average Joe's restaurant and bar. The project will involve work on the first floor of the building and is an interior renovation, not exceeding the building limits.

Please see below, provided to meet the informational requests of the Petition for Special Permit under Environmental Design Review, per section 3.4 of the Arlington Zoning Bylaw for Applicability.

1. Preservation of Landscape: The proposed Chase Bank will be within the existing building limits. As such, the proposed project will not impact any of the existing landscape.
2. Relation of buildings to environment: The proposed project is largely contained in the first floor of the existing two-storey building, so the relationship of the existing building to the adjacent structures will be maintained. Additionally, exterior materials (largely brick) will be maintained, retaining the current building's character.
3. Open Space: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not alter any existing open space.
4. Circulation: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not alter any existing circulation. The bank will have two entrances, one in the front, one in the rear facing the parking lot.
5. Surface Water Drainage: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not impact any existing surface water drainage, nor will it contribute any new load to the drainage systems.
6. Utility Service: Chase Bank intends to reuse the existing utilities that were feed the prior tenant (Not Your Average Joe's). This includes electrical, gas, water, sewer, and fire sprinkler services.

The bank, in all likelihood, will use significantly less utilities and resources than the prior restaurant use.

7. Advertising Features: The bank is proposing a set of 18" internally illuminated channels over the entrance on Massachusetts Avenue. The bank is also proposing a set of 14" internally illuminated letters at the rear entrance, facing the parking lot. The (2) building letter sets comply with section 6.2.8 of the zoning by-laws. Refer to attached for additional information on the proposed signage package.
8. Special Features: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The bank proposes to remove the existing awning from the front and side of the building as part of the project. While the existing equipment area in the rear of the building is to remain, the bank use will require significantly less equipment, and will remove any of those features made obsolete by the conversion such as the exhaust system, exterior storage, and food waste containment.
9. Safety: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The existing life safety systems, including fire alarm and fire sprinkler, will be modified as needed based on the proposed work to maintain all current and required life safety requirements. The project will not impact the exterior sidewalks, posing no impact to public safety beyond the confines of the building.
10. Heritage: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The building will mostly maintain the existing building materials and character, as not to impact the character of the building or the streetscape.
11. Microclimate: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not pose any new impact on the microclimate of the area.
12. Sustainable building and Site Design: Chase Bank incorporates sustainable measures into their projects. While the building is not a LEED building Chase still takes measures in the form of energy efficient HVAC systems, efficient plumbing fixtures, LED light fixtures, and products incorporating low/no VOCs and recycled content.

In addition to the above, Chase bank is seeking relief on the parking requirements in the Zoning By-Laws. Section 6.1.4 of the By-Laws indicate that a business use would be required to provide 1 space per 500sf of gross floor area. Since the proposed Chase Bank space is 3,826sf on the first floor (customer floor), that would require 8 parking spaces. The landlord is providing the bank with 3 dedicated spaces for their use, which falls short of the 8 space requirement. Since the Chase Bank space has on-street parking directly in front along Massachusetts Avenue and a large municipal parking lot directly behind, Chase Bank is seeking relief from the requirement in the By-Laws.

Chase bank is seeking relief on the bicycle parking requirements in the Zoning By-Laws. Section 6.1.12 of the By-Laws indicate that a business use would be required to provide .3 spaces per 1000sf of gross floor area. . Since the proposed Chase Bank space is 3,826sf on the first floor (customer floor), that would require 1.2 spaces (rounds up to 2). Since the Chase Bank space has a bicycle rack in the sidewalk directly

in front along Massachusetts Avenue and 6 racks in the large municipal parking lot directly behind, as well as pay per ride bicycles, Chase Bank is seeking relief from the requirement in the By-Laws.

Please let us know should any further information be required.

Sincerely,

James Lalli
Director of Architecture - Financial
908.462.9949 | jlalli@core-states.com

Project Details

Project Name:	Arlington Mass Ave P373597	DND#:	0
Branch Name:		Region:	
Document Name:	20210701_Arlington Mass Ave_Brand Book_DRC PENDING.pdf	Market:	
DRC Date:	07/06/2021	Address:	
OVP#:	38100P373597	City:	
Program:	New Build Program	State:	
	<input type="checkbox"/> ATM - Offline	Zip:	
	<input type="checkbox"/> BBI - Offline		
	<input type="checkbox"/> Large Cap Retrofit		
	<input type="checkbox"/> Merch Only – Offline		
	<input checked="" type="checkbox"/> NB - Regular or Expansion		
	<input type="checkbox"/> Path		
Project Program:	<input type="checkbox"/> Path of Travel - Offline		
	<input type="checkbox"/> Relocations		
	<input type="checkbox"/> Retrofit - BAU - Offline		
	<input type="checkbox"/> Retrofit - Community - Offline		
	<input type="checkbox"/> Retrofit - Companion - Offline		
	<input type="checkbox"/> RSU		
	<input type="checkbox"/> Signage - Offline		
Project Type:	New Build Signage/Elevation		
Designer:	Kanishka Moham Salehi		
Status:	Approved		
Comment		By	On
AV Approved. If AV changes during any phase of the project contact Allison Howard		Allison Miche Howard	7/2/2021
Approver	Approval Status	Responded	
Ashlee Jo Kelly	Approved	07/08/2021 15:38	
Robert John Placek	Approved	07/06/2021 11:14	
Tiffany Anne McLeod	Approved	07/08/2021 08:24	

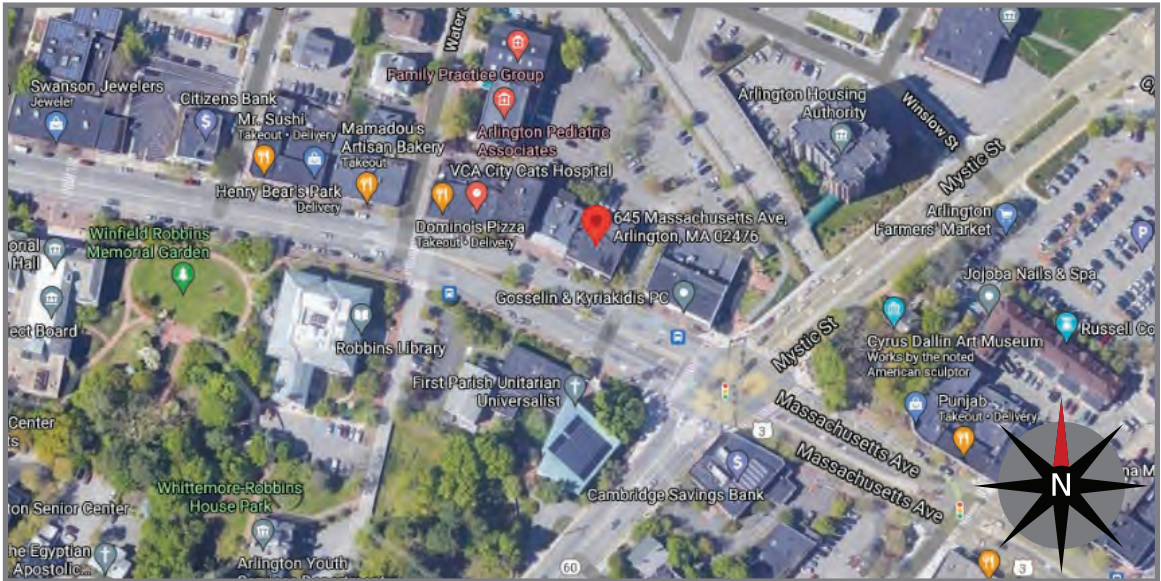
ARLINGTON MASS AVENUE

645 Massachusetts Avenue
Arlington, MA 02476



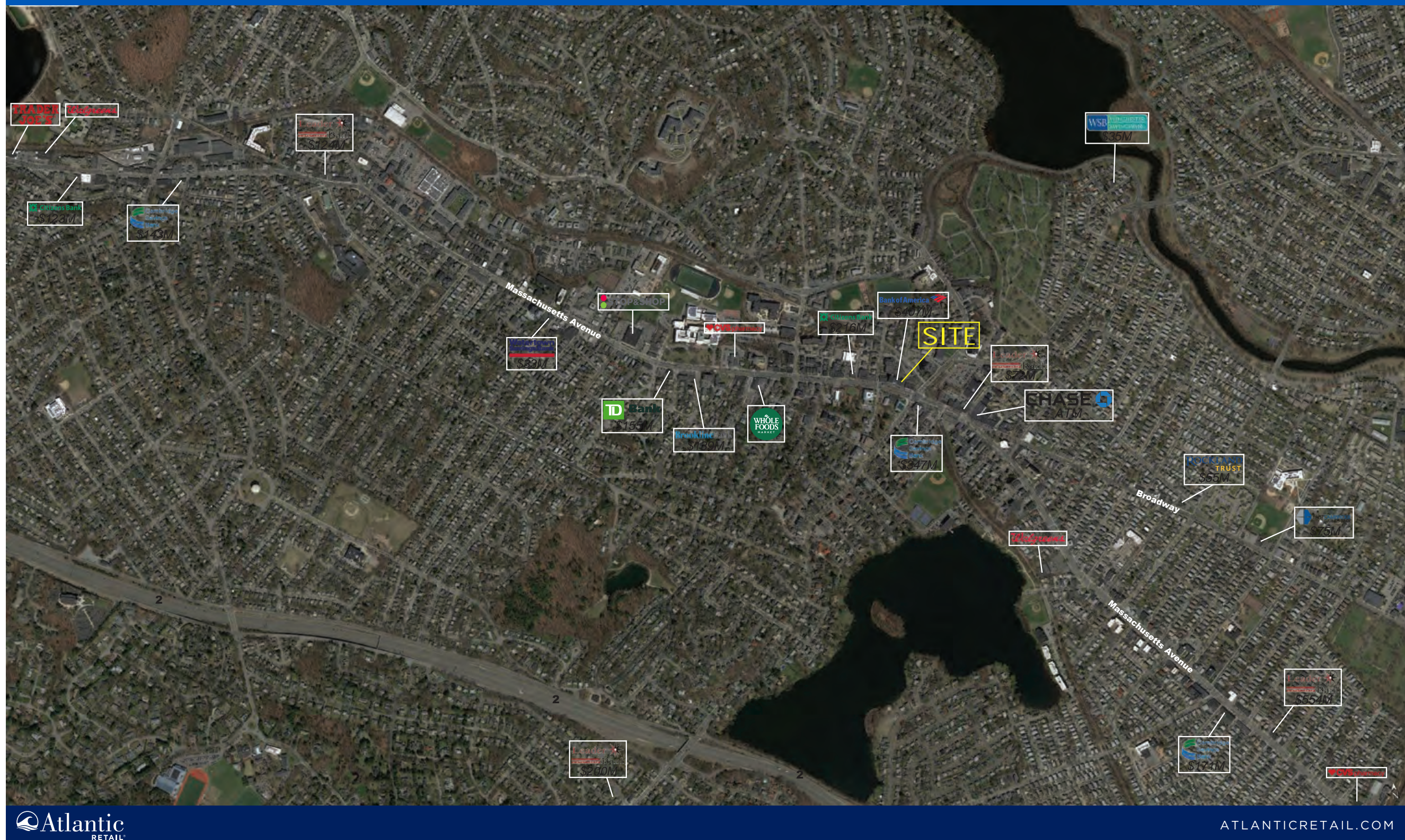
REVISION NOTES:

06.23.21	JM	Delete Octagons from All Awnings. Add Option 2, E12 and E13
07.01.21	RJW	Revised as noted.



B95122

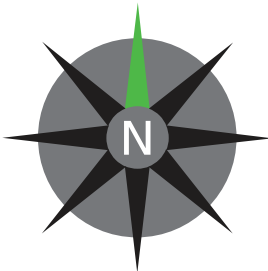
ARLINGTON, MA



Exterior Scope of Work

E01	LIF-R-BLK-18-LED	BLACK W/ BLUE OCT DAY/NIGHT ILLUM CHNL LTRS - TOP MTD RCWY	20.7sf
E02	NMP-XX	DARK NICKEL METAL PANEL	
E03	F-6	DOUBLE-FACED ILLUMINATED FLAG MOUNTED SIGN	8.2sf
E04	NMP-XX	DARK NICKEL METAL PANEL	
E05	LIF-WBO-14-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	12.7sf
E06	NMP-XX	DARK NICKEL METAL PANEL	
E07	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2sf
E08	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2sf
E09	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2sf

ALL SIGNS TO BE
REVIEWED/APPROVED
BY HRC



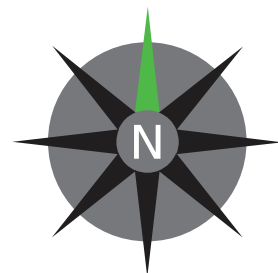
- Exterior Signs
- Interior Signs



Floor Plan

Interior Scope of Work

I01	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
I01.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
I02	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
I02.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
I03	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
I04	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
I05	ADA-TW	ADA TELLER WALL SIGN	.1SF
I06	ADA-TW-ALS	ADA TELLER WINDOW - ASSISTIVE LISTENING SYSTEM	.1SF
I07	TPL-BTR-B-24	24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON	4SF
I08	eATM-PANEL-SINGLE-SIDE-CAR	BRANDING PANEL FOR SINGLE SIDE CAR eATM 3.0	
I09	SUR-TTW-U-4-TP	ILLUMINATED THIN PROFILE ATM SURROUND	33SF
E10	ADA-EP	ADA HANDICAPPED ENTRANCE PLAQUE	.25SF
E10.1	CUST-VIN	MATCHING BLUE VINYL BACKER	
E11	ADA-EP-NA	ADA HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE	.38SF



- Exterior Signs
- Interior Signs



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

49 of 143

DESIGNER - JM

CREATED - 06.17.21

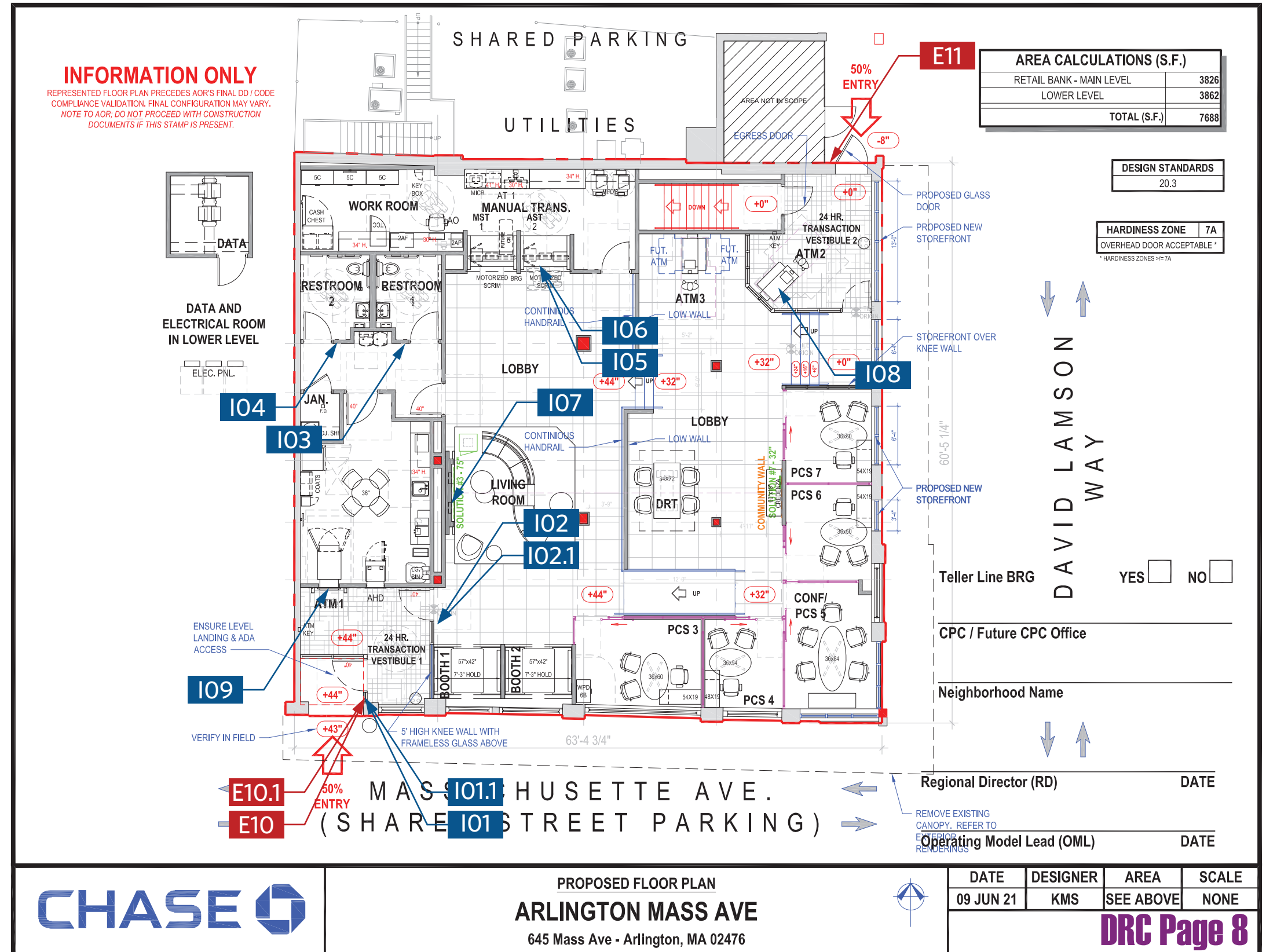
DRAWING - B95122



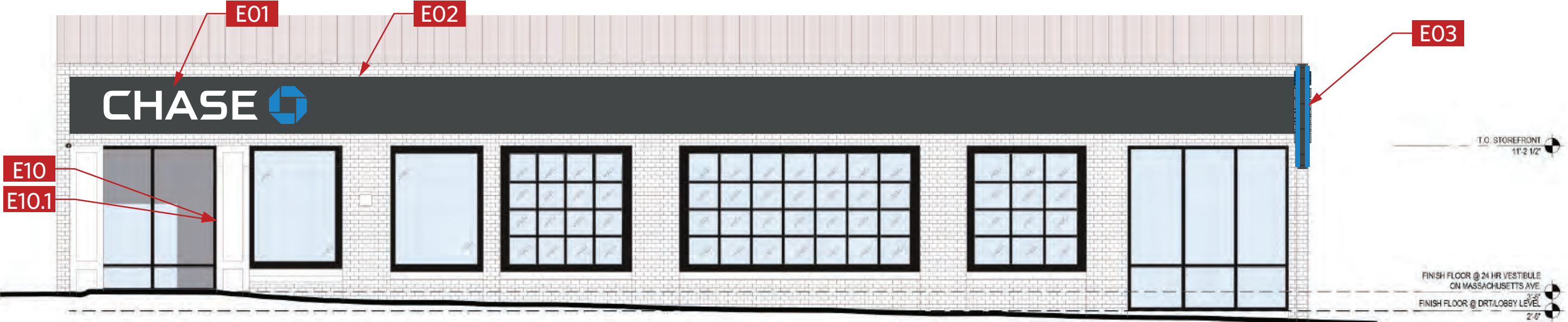
PHILADELPHIASIGN
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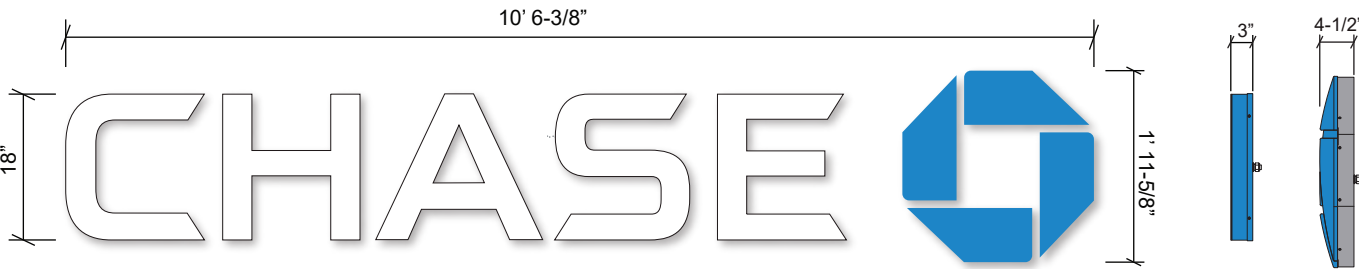


DRC Page 4



South Elevation - Massachusetts Ave

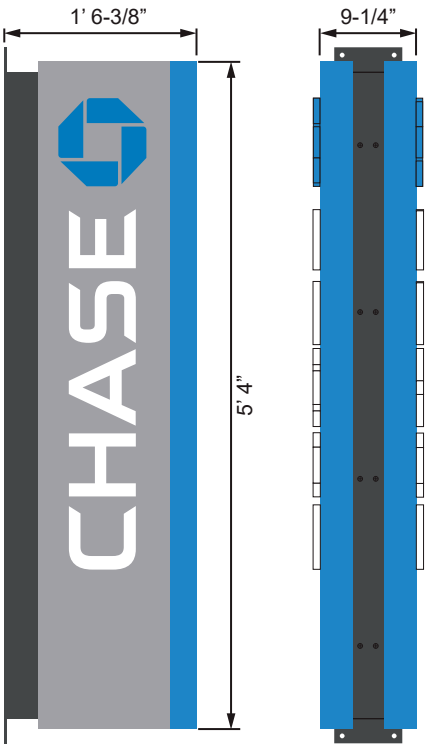
SIGN E10 NOT SEEN FROM THIS ANGLE



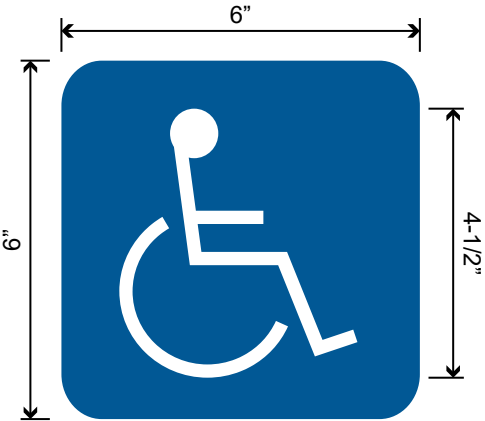
LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



F-6
ILLUMINATED FLAG SIGN
SCALE: NTS



ADA-EP
HANDICAPPED ENTRANCE PLAQUE
SCALE: NTS

CUST-VIN
MATCHING BLUE VINYL BACKER
SCALE: NTS



SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.

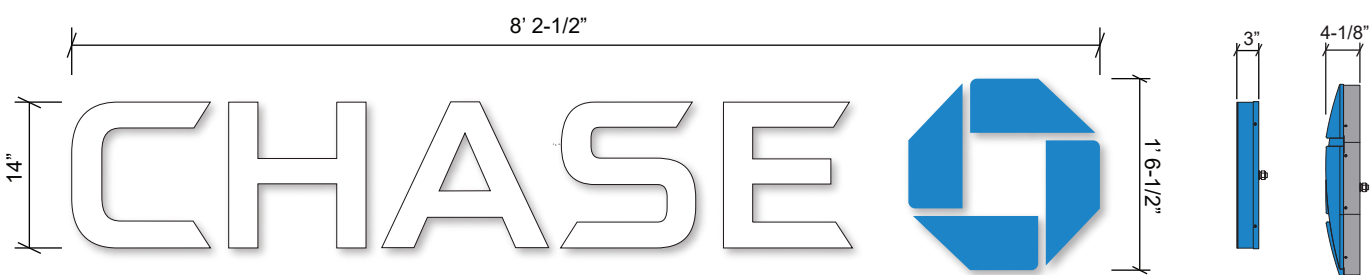
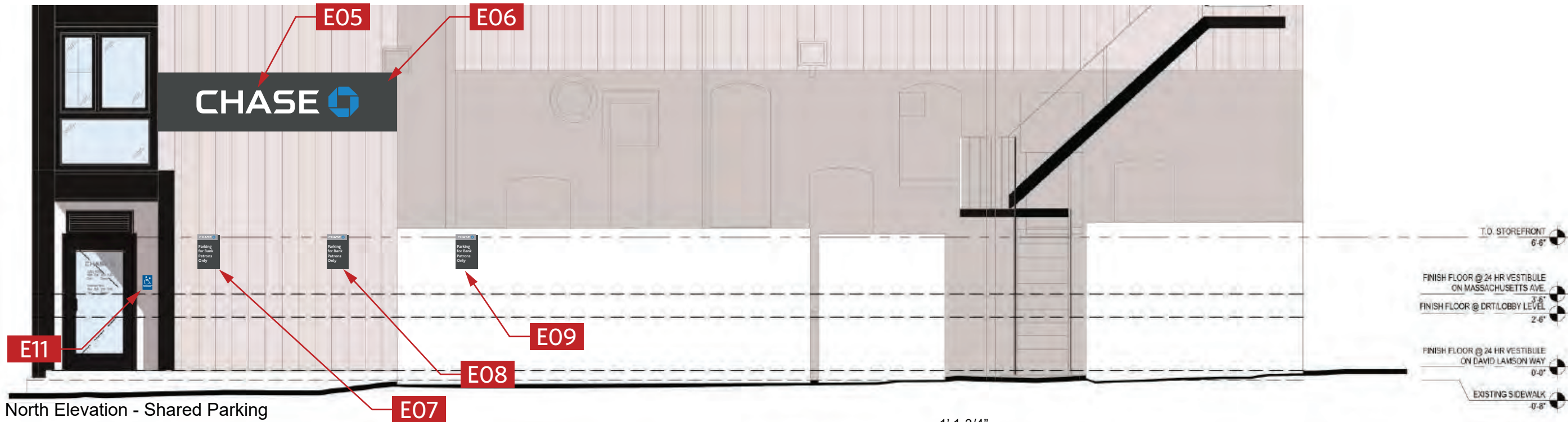


CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



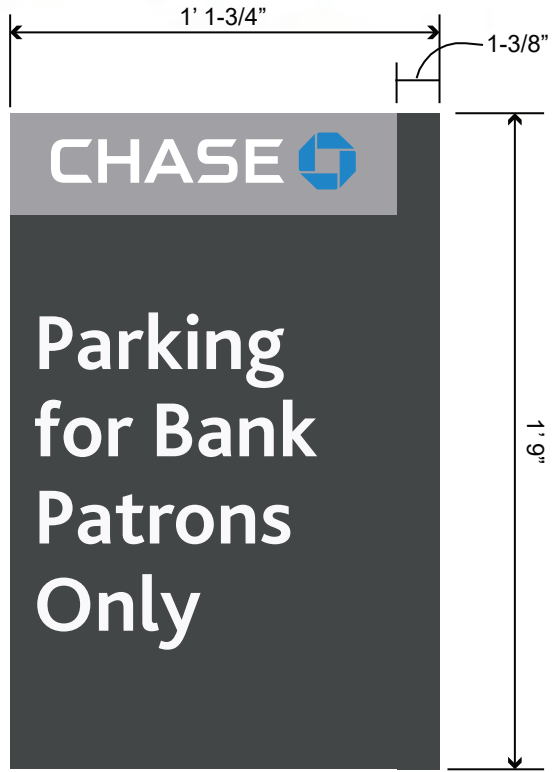
NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



LIF-WBO-14-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



TC-W-A-RE
WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF
SCALE: NTS



ADA-EP-NA
HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE
SCALE: NTS



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645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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ARCHITECTURAL RENDERING - CORNER ELEVATION



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53 of 143

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



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645 Massachusetts Avenue
Arlington, MA 02476

54 of 143

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION



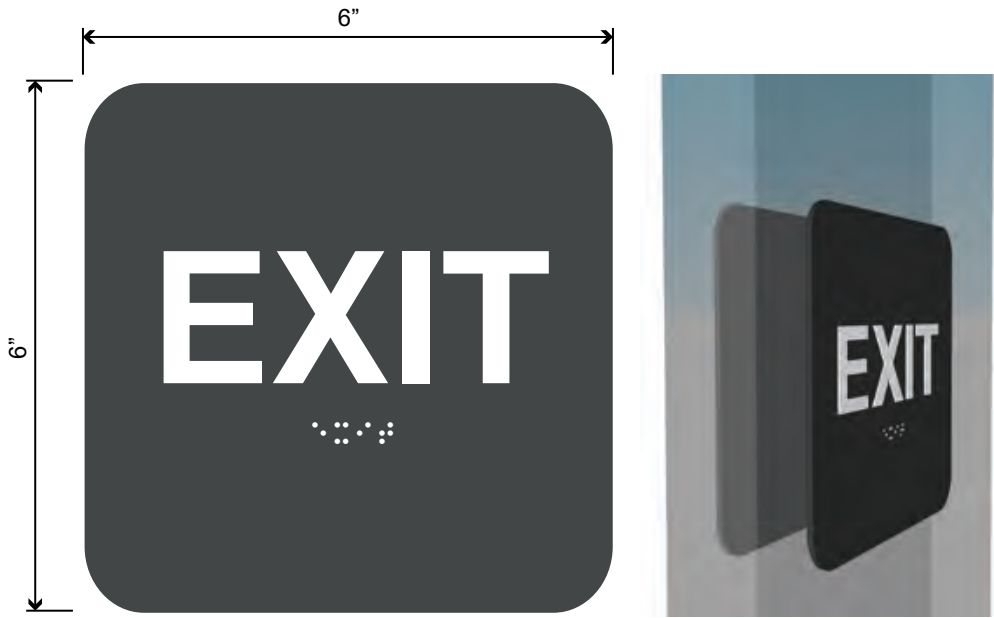
CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
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55 of 143

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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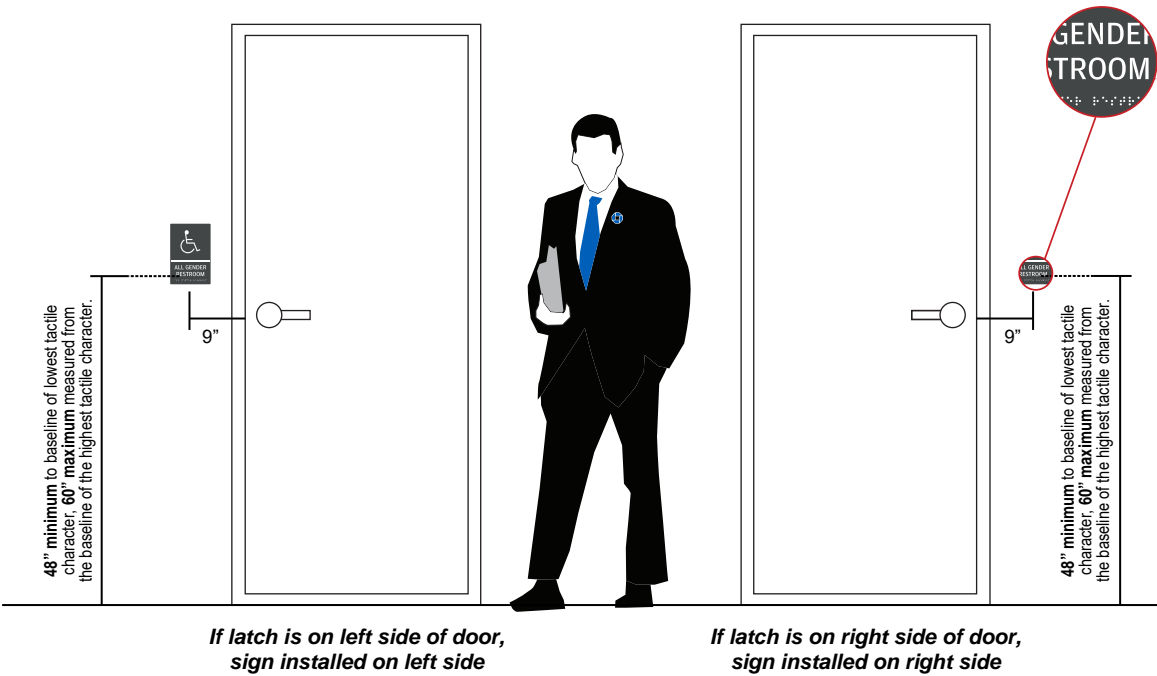
ADA-EX
HANDICAPPED EXIT PLAQUE
SCALE: NTS

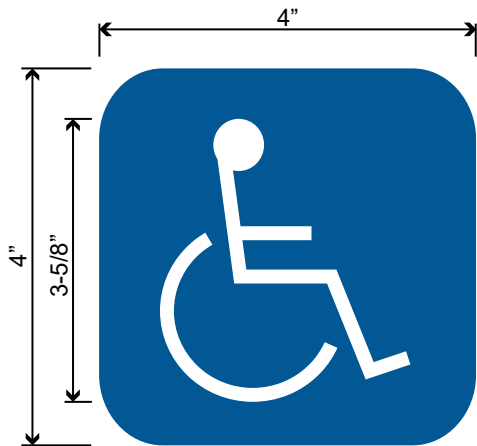
**SIGN I01 MOUNTS
BACK-TO-BACK WITH
SIGN E10.**

CUST-VIN
MATCHING BRONZE VINYL BACKER
SCALE: NTS

ADA-RRAG-A-G All Gender Neutral Restroom Signage
for Restrooms that **ARE** Accessible

- Tactile sign identifying an accessible restroom entrance.
- Mounted on the wall, next to the door, on the latch side of the door.
- Acrylic tactile signs designed to meet Federal ADA 2010 ADAAG standards.





ADA-TW
ADA TELLER WALL SIGN
SCALE: NTS



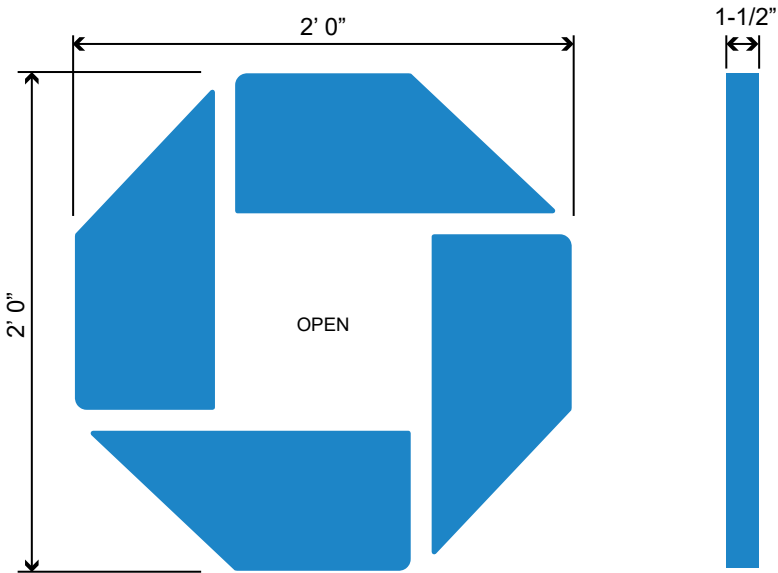
ADA-TW-ALS
ADA TELLER WALL SIGN - ASSISTIVE LISTENING SYSTEM
SCALE: NTS



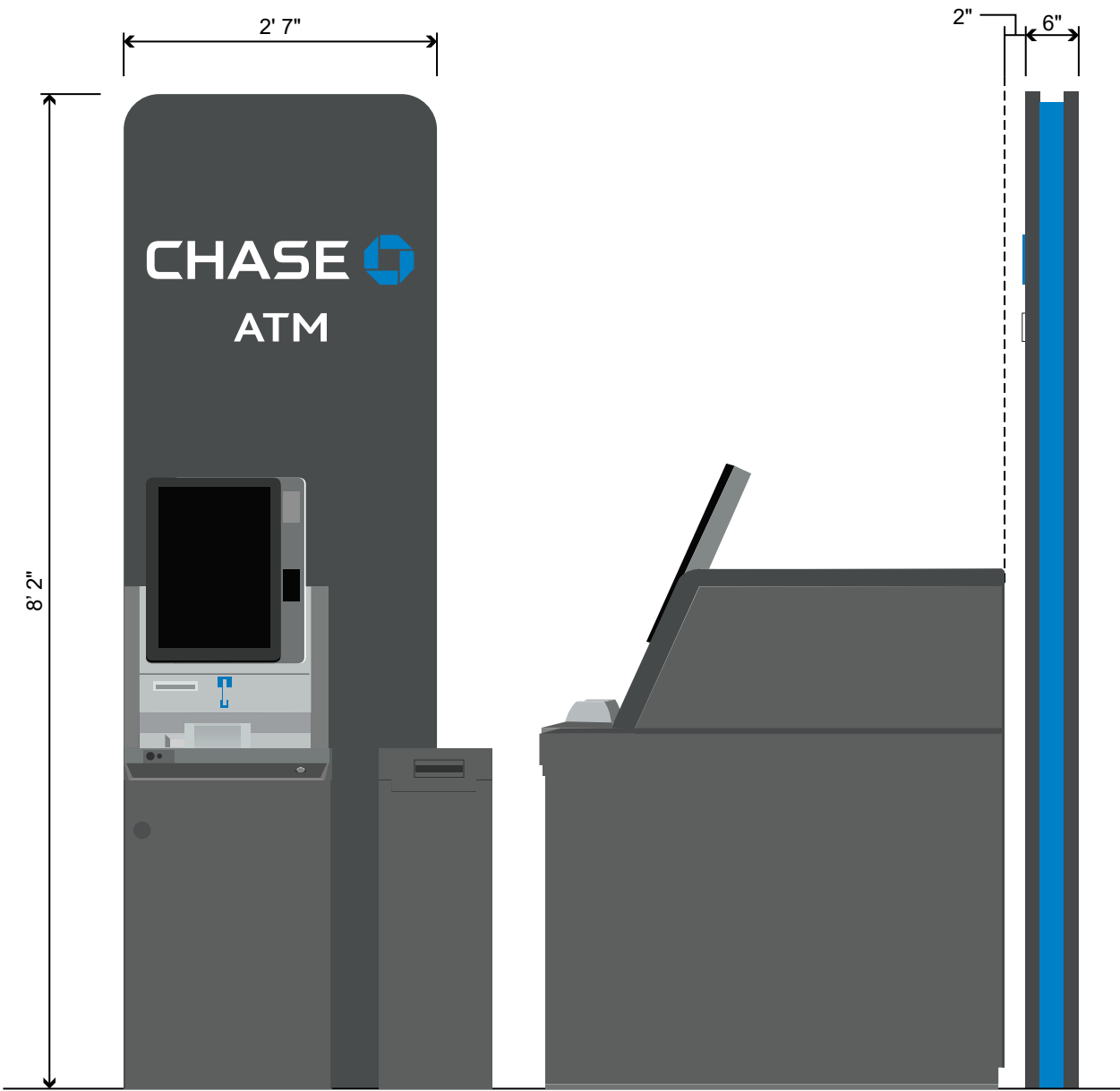
Placement at Modular Teller Stations
with Bullet-Resistant Glass



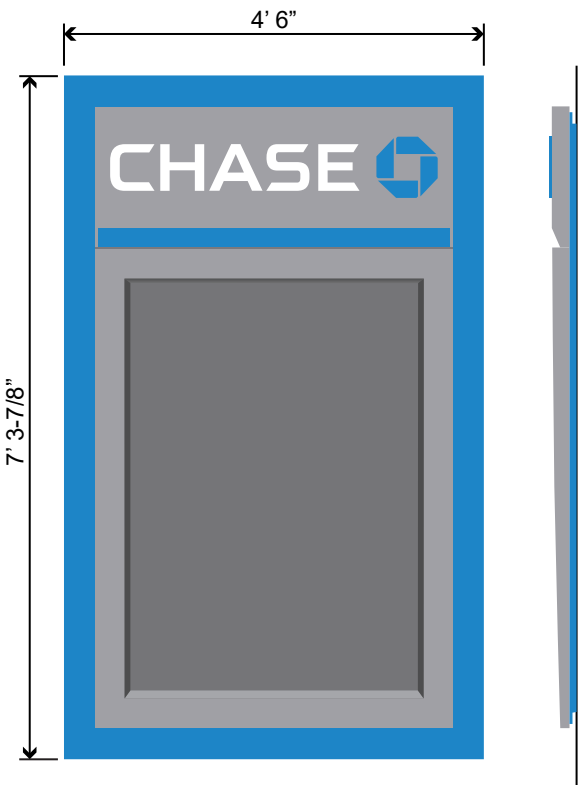
For Reference Only



TPL-BTR-B-24
24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON - 4SF
SCALE: NTS
NOTE: Octagon to be Purchased from Bitro.



eATM-PANEL-SINGLE-SIDE-CAR
BRANDING PANEL FOR SINGLE SIDE CARE eATM 3.0
SCALE: NTS



SUR-TTW-U-4-TP
THIN PROFILE ATM SURROUND - 33SF
SCALE: NTS



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645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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Survey Photos



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60 of 143

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Approach Photos



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Code Allowances - Completed by Sign Vendor	
General Info	
Zoning Designation	B-5, Central Business
Temporary Signs	
Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	Downtown location not suitable for F/S signs
Are temporary banners allowed? If so, for how long?	n/a
Are fly guys allowed? If so, for how long?	n/a
Primary Ground Sign	
Will code allow our standard pylon or monument? If yes, which one (ex: P-100, P-75, M-50, M-25, refer to reference guide for all standard options). Is more than 1 primary ground sign allowed?	Downtown location not suitable for F/S signs
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sf / custom design requirements)	n/a
List the set back requirements.	n/a
Building Sign	
Prototypical FS branch - Will code allow our standard illuminated bldg. sign package (30" letterset on front & sides, 24" letterset on the rear)? Please list size and locations of signs allowed.	1 sign per street, no SF limitations; no flashing/blinking
If not, what are the variables/restrictions (include illumination and sf restrictions, as well as custom sign requirements)?	n/a
In-line / Urban branch - what are the exterior wall sign restrictions (sign type, including max. sf and illumination).	n/a
Interior Window Signs- List all interior window signs restrictions, including storefront set back requirements.	25% window area
ATM Topper- does this count against our overall allowable sf.? Is illumination allowed?	ATM signs subject to review and approval
Are decorative logos allowed (EFIS octagon)? Does it count against overall SF?	n/a
Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	Downtown location not suitable for F/S signs
If not, what are the variables/restrictions?	n/a
Awnings / ATM Sunscreens	
Are branded awnings allowed?	yes
What if any restrictions are there (Illumination, color/materials, min & max projection)?	8' clearance, no SF limitation, see add'l comments
Are ATM sunscreens allowed? Do they count against overall SF?	ATM signs subject to review and approval
Other Governing Agencies	
Identify other governing agencies that could override code (ARB, HRB, PUD, etc) and list the known restrictions.	ALL SIGNS TO BE REVIEWD AND APPROVED BY the ARLINGTON HISTORICAL COMMISSION
Permitting / Variance Process	
What is the application process and timing for variance approval ? What are the variance application fees?	2-3 months
What is the likelihood of being granted a variance with this municipality?	25%
Architectural Lighting	
Is Architectural lighting allowed? Does it count against overall SF? List provisions.	no flashing/blinking. NO SIGNS TO BE ILLUMINATED FROM 12am - 6am
Additional Comments	
Please list any additional comments	Permitted in the following categories of signs: billboard, wall sign, window sign, awning sign



Bk: 50073 Pg: 393 Doc: DEED
Page: 1 of 2 09/07/2007 04:01 PM

QUITCLAIM DEED

645 Mass. Ave. LLC, a Massachusetts limited liability company with a principal place of business at 11 Pepper Hill Drive, Winchester, MA 01890 for ONE MILLION NINE HUNDRED FIFTY THOUSAND and 00/100 (\$1,950,000.00) DOLLARS consideration paid grants to Key West Realty LLC, a Massachusetts limited liability company with a principal place of business at 63 Tropelo Road, Waltham, MA with quitclaim covenants the land and buildings thereon situated in Arlington, Middlesex County, Massachusetts and now numbered 645 to 651 Massachusetts Avenue and shown on a plan of "Land in Arlington, Mass., Boston & Maine Railroad to Myer Dana, E. D. Chapman, R. E. Engr. June 1922" recorded with Middlesex South District Deeds Book 4534, End, and bounded and described as follows:

SOUTHWESTERLY by said Massachusetts Avenue, as now laid out and existing, 64 feet;

NORTHWESTERLY by land now or late of Menotomy Trust Company, 100 feet;

NORTHEASTERLY by land now or formerly of Boston & Maine Railroad, 64 feet; and

SOUTHEASTERLY by other land now or formerly of Boston & Maine Railroad, 100 feet.

Containing about 6,400 square feet according to said plan.

Be any or all of said measurements or contents more or less or however otherwise said premises may be measured, bounded or described.

Together with the right to sue for the ordinary purposes of a passageway to and from the granted premises, the existing passageway on the Southeasterly side of the granted premises, said passageway being shown on said plan and extending 100 feet Northeasterly from Massachusetts Avenue.

Subject to and with the benefit of easements, rights, restrictions and agreements of record so far as now in force and applicable.

For title, see deed recorded with Middlesex South District Registry of Deeds at Book 49471, Page 543.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 09/07/2007 04:01 PM
Ctrl# 099332 27101 Doc# 00168668
Fee: \$8,892.00 Cons: \$1,950,000.00

645 MASS. AVE. LLC

By: 

Donald A. Calareso, Manager

CLARK, HUNT AND EMBRY
55 CAMERIDGE PARKWAY
CAMBRIDGE, MA 02142

COMMONWEALTH OF MASSACHUSETTS

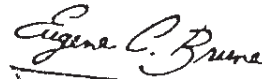
Middlesex, ss.

On this 7th day of September, 2007, before me, the undersigned notary public, personally appeared 645 Mass. Ave. LLC by Donald A. Calareso, its Manager, proved to me to be the person whose name is signed on the preceding or attached document, through satisfactory evidence of identification, namely, a driver's license issued by the State of Massachusetts bearing the photographic image of the face and signature of Donald A. Calareso, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary PublicMichael G. Gault
My Commission Expires: March 14, 2008

SAWDOX\Bank_RE\RE\06423\00009\00010931.DOC



Attest Middlesex S. Registrar



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

By Certified First Mail

Notification of Bylaw Violations at 821 Massachusetts Avenue

July 21, 2021

Geoffrey Noyes
208 Beacon Street
Marblehead, MA 01945

Dear Mr. Noyes:

Please receive this letter as notice of numerous violations of Town of Arlington Bylaws and Zoning Bylaws as a result of specific actions taken by your contractors and agents on or about June 28, 2021 through July 2, 2021 at your property known as the "Atwood House;" as well as ongoing, long-term conditions at such property, which are governed not only by Town ordinances, but a special permit issued by the Arlington Redevelopment Board.

In brief, despite a scheduled hearing on August 3m 2021 regarding a demolition permit on an historic building before the Arlington Historical Commission (AHC), your contractors and agents conducted significant demolition of the Atwood House over an approximately weeklong period in advance of the July 4th holiday weekend without any permits or notices to the Town. As a result, Director of Inspectional Services Michael Ciampa issued a stop-work order on or about July 3, 2021 to your contractor, Groom Construction. Performing such work, particularly given your pending application for a demolition permit and scheduled hearing before the AHC, as well as this Department's efforts to work collaboratively with you on options for redevelopment is particularly egregious. As the property owner of record, you are hereby noticed of the following fines *at a minimum* for violations of the following sections of the Town Bylaws due to unpermitted, premature, and improper demolition and site maintenance activities on or about the week of June 28 through July 2, 2021, including the following:

Title V, Article 7 Section C	\$1,350
Title V, Article 9.1	\$350
Title V, Article 17	\$700
Title IX, Article 1	\$80
	<u>\$2,480</u>

Further, as the property owner of record, despite last registering your property on January 29, 2020, you have remained non-compliant with the Town's Vacant Storefront Bylaw (Title V Article 17) and are hereby noticed that absent immediate compliance, the Town will pursue up to two years of this Bylaw provision, totaling \$73,000. Please also be advised that you will be fined an additional \$100 per day until the building conditions are corrected to the Town's satisfaction. If you wish to avoid these fines, conditions at the Atwood House property including securing the building, properly registering it on the Vacant Storefront Registry, must improve swiftly and dramatically. Secure building conditions shall encompass the following: removal of all boarded windows and installing new windows and siding which shall be reviewed and approved by the Arlington Historical Commission and installation of a 24-hour security and monitoring system.

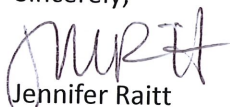
Moreover, the Town intends to reopen your Environmental Design Review Special Permit Docket #3348 for 833 Mass Ave due to continued non-compliance with Special Condition #5. This Special Permit is recorded at the Middlesex South Registry of Deeds Book 131350 and Page 69 on August 18, 2009. Pursuant to this Decision, as the property owner you are required to abide by all permit conditions. The Arlington Redevelopment Board requested follow-up on actions with regard to future redevelopment of the "Atwood House" as referenced in Special Condition #5 in the original Special Permit. You remain in non-compliance of the letter sent to you via certified mail on May 4, 2020. You were required to do the following and failed to follow through: you were to apply for a demolition permit within 30 days following the Board's vote or by May 27, 2020; you were to apply for an Environmental Design Review Special Permit following expiration of the demolition delay period or earlier contingent upon Arlington Historical Commission rulings per Town Bylaw Article 6 Historically or Architecturally Significant Buildings. If you had not filed for a demolition permit, you were to apply for an Environmental Design Review Special Permit with a renovation plan for the existing building within 60 days or by June 27, 2020. Please be advised that the Arlington Redevelopment Board reserves the right to revoke this Special Permit and staff may advise the Board of this option accordingly. As the owner, you have demonstrated willful and reckless negligence since this Special Permit was granted in 2009.

Finally, Inspectional Services advises this Department that commencing work prior to obtaining a permit constitutes a violation of the State Building Code, 780 CMR Sections 105.1 and 109.4, each of which are punishable by \$1,000 (or one year imprisonment) per violation, with each day constituting a separate violation. Inspectional Services will separately contact you and/or your contractor regarding penalties for commencing work without a permit.

Unless and until all of the above fines are paid and the violations are corrected to the satisfaction of the Arlington Historical Commission, the Town of Arlington intends to the full extent permitted by law to place a municipal lien on your property.

Please contact this office with questions regarding this notice at [781-316-3090](tel:781-316-3090).

Sincerely,



Jennifer Raitt

Director of Planning and Community Development



Michael Ciampa

Interim Director of Inspectional Services

cc: Robert J. Annese, Esquire

Rachel Zsembery, AIA, Chair, Arlington Redevelopment Board

JoAnn Robinson, Chair, Arlington Historical Commission

Douglas Heim, Town Counsel

Christine Bongiorno, Director of Health and Human Services

Chief Juliann Flaherty, Police Department

Chief Kevin Kelley, Fire Department



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

May 4, 2020

Geoffrey Noyes
208 Beacon Street
Marblehead, MA 01945

Re: Environmental Design Review Special Permit 3348

Dear Mr. Noyes,

I am writing to follow-up from the April 27, 2020 Redevelopment Board meeting regarding the property you own located at 833 Massachusetts Avenue in Arlington, MA. This property has a Special Permit 3348 recorded at the Middlesex South Registry of Deeds Book 131350 and Page 69 on August 18, 2009. Pursuant to this Decision, as the property owner you are required to abide by all permit conditions. The Arlington Redevelopment Board requested follow-up on actions with regard to future redevelopment of the "Atwood House" as referenced in Special Condition #5 in the original Special Permit.

I am writing to inform you that on Monday, April 27, 2020, the Arlington Redevelopment Board voted unanimously (5-0) to close the hearing. In their vote, closing this hearing was conditioned on the following actions:

- The property owner shall apply for a demolition permit within 30 days following this vote or by May 27, 2020.
- The property owner shall apply for an Environmental Design Review Special Permit following expiration of the demolition delay period or earlier contingent upon Arlington Historical Commission rulings per Town Bylaw Article 6 Historically or Architecturally Significant Buildings.
- If the property owner does not file a demolition permit, the owner shall apply for an Environmental Design Review Special Permit with a renovation plan for the existing building within 60 days or by June 27, 2020.

Should you have any questions about this vote, please contact me at 781-316-3092.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Raitt".

Jennifer Raitt
Secretary Ex-Officio

cc: Andrew Bunnell, Chair
Robert J. Annese, Esquire

From: "Michael Ciampa" <MCiampa@town.arlington.ma.us>
To: "Jenny Raitt" <JRaitt@town.arlington.ma.us>
Date: 08/25/2021 02:44 PM
Subject: Atwood House

Good afternoon Jenny,

The Atwood House is currently in compliance with the conditions set forth by the Historical Commission. I walked the site Tuesday, August 24, and saw that they had boarded all windows. The installation of the security cameras and motion lights however is still in process. Being that there is currently no power to the building. Phil Randall had explored battery-operated units but was unsuccessful in finding anything reliable. If Phil's electrician is unable to resurrect the existing electrical, he will install a temporary service. Phil will be providing a drawing soon, indicating the location of the proposed cameras and lights for our approval. Please let me know if I can provide any additional information.

Thanks
Mike

Michael Ciampa
Interim Director of Inspectional Services
Town of Arlington
23 Maple Street
Arlington, MA 02476
781-316-3386

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

ROBERT J. ANNESE
ATTORNEY AT LAW

September 23, 2020

Via e-mail: robinsarcn.com

JoAnn Robinson, Chair
Historical Commission
Whittemore Robbins House
670R Massachusetts Ave
Arlington, Ma 02476

RE: Noyes Realty LLLP
(Atwood House) 821 Massachusetts Avenue, Arlington, Massachusetts

Dear Ms. Robinson:

My client is going to develop the real estate located at 821 Massachusetts Avenue, Arlington, i.e. the "Atwood House" and is filing a demolition application in connection with its building plans.

The building plans have not yet been finalized and will be the subject of further hearings before the Arlington Redevelopment Board.

I am sending a preliminary draft of the development plans in connection with the development of the property which will likely change as any hearings progress before the Arlington Redevelopment Board.

I am sending this material along to the Historical Commission at this time and would request that the Commission schedule if necessary a hearing regarding this matter with respect to my client's demolition application and plans.

Very truly yours,


Robert J. Annese

RJA:lm

Enclosures

cc: Mr. Geoffrey P. Noyes
Noyes Realty, LLLP



DEC 18 2019

COMMONWEALTH OF MASSACHUSETTS.
MIDDLESEX S.S. _____
SOUTH DIST. REGISTRY OF DEEDS
CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING
IS A TRUE COPY OF A PAPER
RECORDED IN BOOK 73849

PAGE 534

Marie P. Chittaro
REGISTER



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

December 10, 2019

CVS
c/o Gary McCoy, Poyant Signs
125 Samuel Barnet Boulevard
New Bedford, MA 02745

Re: 833 Massachusetts Avenue, Docket No. 3348

Dear Mr. McCoy,

Enclosed please find a copy of special permit, Docket No. 3348, for the property located at 833 Massachusetts Avenue, Arlington, MA 02476. The Decision was filed with the Town Clerk on November 18, 2019 and then certified on December 8, 2019 after the expiration of the appeal period.

Please pay close attention to the general and special conditions. Some of them, such as recording the Decision at the Registry of Deeds, must be done before you can apply for a building permit. It is our practice to forward the special permit to the Building Inspector after such conditions have been fulfilled and we have been provided evidence of same.

Should you have any questions, please contact me at your earliest convenience.

Yours truly,

Jennifer Raitt
Secretary ex-officio

Encl: Special Permit

Cc: Michael Byrne, Building Inspector



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

November 18, 2019

Geoffrey Noyes
208 Beacon Street
Marblehead, MA 01945

Re: Environmental Design Review Special Permit 3348

Dear Mr. Noyes,

I am writing to follow-up from the October 7, 2019 Redevelopment Board meeting regarding the property you own located at 833 Massachusetts Avenue in Arlington, MA. This property has a Special Permit 3348 recorded at the Middlesex South Registry of Deeds Book 131350 and Page 69 on August 18, 2009. Pursuant to this Decision, as the property owner you are required to abide by all permit conditions. The Arlington Redevelopment Board requests follow-up on actions with regard to future redevelopment of the "Atwood House" which was discussed with the Board on October 7th and is referenced in about Special Condition #5 in the original Special Permit.

The Board requests your attendance at their public hearing on December 16th at 8:30 p.m. in the Town Hall Auditorium at 730 Massachusetts Avenue. The Board requests your attendance at this meeting in order to provide a property update regarding this special condition and your ability to meet the permit requirement.

Please contact me at your earliest convenience should you wish to discuss these matters. Otherwise, your presence is expected at the hearing date, time, and location noted above.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Raitt".

Jennifer Raitt
Secretary Ex-Officio

cc: Andrew Bunnell, Chair
Robert J. Annese, Esquire



Corporate Office
125 Samuel Barnett Boulevard
New Bedford, MA 02745

Northern New England
3 Bud Way #19
Nashua, NH 03063

September 5, 2019

Attn: Erin Zwirko
Town of Arlington

Re: CVS Pharmacy 833 Mass Ave: Continuance Request

Dean Erin Zwirko / Town of Arlington,

Please use this letter as formal request for a continuance to October 7th, 2019 for the
Special Permit for CVS Pharmacy, 833 Mass Ave. Arlington MA.

Sincerely,

Gary McCoy
Account Executive
Poyant Signs
508-328-1457

I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST:

Date of Issue 12-9-2019 ASST. Town Clerk



TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2019 NOV 18 AM 9:34

RECEIVED

ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3348

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: CVS
One CVS Drive, Woonsocket, RI 02895
Property Address: 833 Massachusetts Avenue, Arlington, Massachusetts 02476

Date of Hearings: August 12, 2019, November 4, 2019
Date of Decision: November 4, 2019

20 Day Appeal Period Ends: December 8, 2019

Members
Approved

Opposed

Eugene B. Benson
David M. Woot
[Signature]
[Signature]

Jessie G. Weber
ASST. Town Clerk's Certification

12-9-2019
Date

I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on and that 20 days have elapsed after the Decision and no Appeal has been filed ATTEST:

Date of Issue 12-9-2019



TOWN CLERK'S OFFICE
ARLINGTON, MA 02178

2019 NOV 18 AM 9:33

RECEIVED

Town Clerk
Town of Arlington, Massachusetts

Redevelopment Board

730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

Environmental Design Review Docket #3348

833 Massachusetts Avenue, Arlington, MA 02476

CVS

November 4, 2019

This Decision applies to the re-opening of Special Permit Docket 3348 by CVS to install new signage consistent with CVS rebranding. The CVS store is located at 833 Massachusetts Avenue within a B4 Vehicular Oriented Business District. The re-opening of the Special Permit is to allow the Board to review and approve the signage, under Section 3.4, Environmental Design Review, and section 6.2, Signs. A public hearing was held on August 12, 2019, and continued to November 4, 2019, when this decision was rendered.

Materials submitted for consideration of this application:

Application for Environmental Design Review Special Permit application dated June 27, 2019.

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. The retail pharmacy is allowed in the B-4 Vehicular Oriented Business District.
2. The retail pharmacy has operated in this location for many years.
3. There are no exterior alterations other than signage.
4. The retail pharmacy will not overload any public utilities: public water, drainage or sewer system or any other municipal system.
5. No special regulations are applicable to the use.
6. The use does not impair the integrity or character of the neighborhood. Although additional directional signs will be installed to assist in circulation on the site, the large wall signs will be smaller than the existing signage on the building.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

A. EDR-1 Preservation of Landscape

There are no changes to the site that would impact existing natural features.

B. EDR-2 Relation of the Building to the Environment

There are no changes to the exterior of the building other than the installation of new signage to replace the existing signage.

C. EDR-3 Open Space

The 2009 Decision indicated that landscaping would be installed between the front of the building and the Massachusetts Avenue sidewalk. This area is entirely sidewalk and three benches are present. The tenant and the property owner will work with the Department of Planning and Community Development to come to a reasonable solution that reflects the previous Decision. There are no other changes to open space as a result of the signage rebranding.

D. EDR-4 Circulation

The existing circulation does not change; however, the addition of a Do Not Enter sign will help ensure that internal circulation occurs as it is intended.

E. EDR-5 Surface Water Drainage

The signage rebranding will not affect surface water run-off.

F. EDR-6 Utilities Service

There are no changes to the utility service as a result of the signage rebranding.

G. EDR-7 Advertising Features

The existing CVS signage includes a slash, and reads as CVS/pharmacy. The rebranding eliminates the slash, but includes a heart shape in front of the words CVS pharmacy. The rebranding retains the typical red color associated with CVS.

The new signage includes removing the large signage above the main entrance of the building and other plaques, and replacing it with updated signage. A Do Not Enter sign will be installed. All other directional signage will be retained.

The signage on the Massachusetts Avenue frontage is currently 75.18 square feet and will be replaced with signage that measures approximately 33.08 square feet. The reason for the reduction is the size of the letters. The existing letters are approximately 36 inches and the proposed letters are 22.5 inches. Additionally, the new signage will include channel LED illumination.

The main signage facing the parking lot is currently 33.41 square feet and will be replaced with signage that measures approximately 33.08 square feet. The existing letters are

approximately 24 inches and the proposed letters are 22.5 inches. Additionally, the new signage will include channel LED illumination.

Three plaques on the property will be updated. A plaque at the main entrance will be replaced. This plaque conveys information regarding the opening hours, the store manager, and the pharmacy manager. The plaque will remain but the CVS/pharmacy will be replaced with the heart branding. The receiving entrance plaque will be replaced with a 3 square foot plaque. A directional sign will be replaced at the drive-thru pharmacy that indicates both lanes offer full service. It is approximately 4.17 square feet.

A Do Not Enter sign will be installed at the end of the main drive aisle in the parking lot. At the rear of the site, the circulation is one way in order to access the drive-thru pharmacy. The Do Not Enter sign will reinforce the circulation pattern. The sign will be installed about 3 feet above grade and is approximately 2.25 square feet.

An additional directional sign that was not accounted for previously was also acknowledged during the public hearing. The directional signage provides a visual cue on the best way to access the drive through pharmacy.

All other directional signage remains as is on the property.

The reduction in the size of the main signage, the lighting upgrade, and the addition of the Do Not Enter sign are improvements to the property.

H. EDR-8 Special Features

There are no changes to the building or the site that would cause any adverse impacts on light, air and water resources, or on noise and temperature levels.

I. EDR-9 Safety

There are no changes to the building or the site that would cause any safety or accessibility concerns.

J. EDR-10 Heritage

The CVS building is not located on any local or State historic property listing. The adjacent Atwood House is identified as a significant building per Title VI, Article 6 of the Town Bylaw. The signage rebranding does not impact the Atwood House and the 2009 Decision retains jurisdiction over future plans for the structure as does the Historical Commission. The Redevelopment Board requests that the property owner attend the December 16, 2019 meeting to discuss the future of the Atwood House.

K. EDR-11 Microclimate

The signage rebranding will not impact the microclimate.

L. EDR-12 Sustainable Building and Site Design

The signage rebranding will support sustainable building and site design through the usage of LED fixtures to illuminate the signage.

The project must adhere to the following general conditions:

1. The final plans and specifications for signage shall be subject to final approval by the Department of Planning and Community Development (DPCD).
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The conditions of the 2009 Special Permit decision are still in force. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

The project must adhere to the following special conditions:

1. The Applicant and the property owner will work with the Department of Planning and Community Development to come to a reasonable solution that reflects the requirement of the 2009 Decision to install landscaping between the front of the building and the Massachusetts Avenue sidewalk.
2. The Applicant and property owner appear at the December 16, 2019, Redevelopment Board hearing to discuss the ongoing compliance with the 2009 Decision, with special attention to the Atwood House.



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

August 15, 2019

Geoffrey Noyes
208 Beacon Street
Marblehead, MA 01945

Re: Environmental Design Review Special Permit 3348 - CVS

Dear Mr. Noyes,

I am writing regarding the condition of property you own located at 833 Massachusetts Avenue in Arlington, MA. This property has a Special Permit 3348 recorded at the Middlesex South Registry of Deeds Book 131350 and Page 69 on August 18, 2009. Pursuant to this Decision, as the property owner you are required to abide by all permit conditions. The Arlington Redevelopment Board is specifically concerned about Special Condition #5 with regard to your responsibility to maintain the "Atwood House". This condition requires you to make reasonable and diligent efforts to prevent any damage from the elements or otherwise, until the property is redeveloped. Currently, the property is partially boarded and partially exposed to the elements. The partial exposure is not compliant with the Decision.

Your tenant CVS Health recently requested an amendment to Special Permit 3348 in order to increase the number of signs on the property. At the opening of the public hearing on August 12th, the Board quickly indicated that they were concerned about broader property issues referenced above and subsequently continued the hearing to September 9th at 7:30 p.m. in the Town Hall, 730 Massachusetts Avenue, second floor conference room. The Board requests your attendance at this meeting in order to provide a property update regarding the conditions and your ability to meet permit requirements.

Please contact me at your earliest convenience should you wish to discuss these matters. Otherwise, your presence is expected at the hearing date and time noted above.

Sincerely,


Jennifer Raitt
Secretary Ex-Officio

cc: Andrew Bunnell, Chair
Robert J. Annese, Esquire



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, 833 Massachusetts Ave, Arlington, MA
Docket #3348

Date: August 6, 2019

I. Docket Summary

This is an application by Gary McCoy, Poyant Signs, for CVS, at 833 Massachusetts Avenue, to re-open Special Permit Docket #3348. This is in accordance with the provisions of M.G.L. Chapter 40A Section 11, and the Town of Arlington Zoning Bylaw Section 3.4 Environmental Design Review. The applicant proposes to install new signage consistent with CVS rebranding. The re-opening of the Special Permit is to allow the Board to review and approve the signage, under Section 6.2, Signs.

Materials submitted for consideration of this application:

1. Environmental Design Review Special Permit Application dated June 27, 2019.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

The retail pharmacy is allowed in the B-4 Vehicular Oriented Business District. The Board can find that this condition is met.

2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

The retail pharmacy has operated in this location for many years. The Board can find that this condition is met.

3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

There are no exterior alterations other than signage. The Board can find that this condition is met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

This retail pharmacy has operated in this location for many years without overloading any public utilities. The Board can find that this condition is met.

5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

All such regulations are fulfilled.

6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The use does not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

A. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

There are no changes to the landscape as there are no proposed exterior alterations. The Board can find that this condition is met.

B. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

There are no changes to the exterior of the building other than the installation of new signage replacing the existing signage. The Board can find that this condition is met.

C. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There are no changes to open space. The Board can find that this condition is met.

D. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The existing circulation does not change; however, the addition of a Do Not Enter sign will help ensure that circulation occurs as it is intended. The Board can find that this condition is met.

E. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

There will be no changes to the exterior of the building or surface water run-off as a result of this proposal. The Board can find that this condition is met.

F. EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There will be no changes to the utility service as a result of this proposal. The Board can find that this condition is met.

G. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The existing CVS signage includes a slash, and appears as CVS/pharmacy. The proposed rebranding eliminates the slash and includes a heart in front of the words CVS pharmacy. The heart rebranding retains the typical red color associated with CVS.

The scope of work for the new signage includes removing the large signage above the main entrance of the building and other plaques, and replacing it with updated signage. A new Do Not Enter sign will be installed. All other directional signage will be retained.

The signage on the Massachusetts Avenue frontage is currently 75.18 square feet and will be replaced with signage that measures approximately 33.08 square feet. The reason for the reduction is the size of the letters. The existing letters are approximately 36 inches and the proposed letters are 22.5 inches. Additionally, the new signage will include channel LED illumination.

The main signage facing the parking lot is currently 33.41 square feet and will be replaced with signage that measures approximately 33.08 square feet. The existing letters are approximately 24 inches and the proposed letters are 22.5 inches. Additionally, the new signage will include channel LED illumination.

Three plaques on the property will be updated. A plaque at the main entrance will be replaced. This plaque conveys information regarding the opening hours, the store manager, and the pharmacy manager. The plaque will remain but the CVS/pharmacy will be replaced with the heart branding. The receiving entrance plaque will be replaced with a 3 square foot plaque. A directional sign will be replaced at the drive-thru pharmacy that indicates both lanes offer full service. It is approximately 4.17 square feet.

A new Do Not Enter sign will be installed at the end of the main drive aisle in the parking lot. At the rear of the site, the circulation is one way in order to access the drive-thru pharmacy. The Do Not Enter sign will reinforce the circulation pattern. The sign will be installed about 3 feet above grade and is approximately 2.25 square feet. All other directional signage remains as is on the property.

The reduction in the size of the main signage, the lighting upgrade, and the addition of the Do Not Enter sign are improvements to the property. The Board can find that this condition is met.

H. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

No changes are proposed. The Board can find that this condition is met.

I. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

No changes are proposed. The Board can find that this condition is met.

J. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The CVS building is not located on any local or State historic property listing. However, the adjacent Atwood House is identified as a significant building per Title VI, Article 6 of the Town Bylaw. The signage rebranding does not impact the Atwood House and the Special Permit Decision retains jurisdiction over future plans for the structure as does the Historical Commission. The Board can find that this condition is met.

K. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

No changes are proposed. The Board can find that this condition is met.

L. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

No changes are proposed. The Board can find that this condition is met.

IV. Conditions

1. The final plans and specifications for signage shall be subject to final approval by the Department of Planning and Community Development (DPCD).

2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The conditions of the original Special Permit decision are still in force. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.



June 27, 2019

Town of Arlington
Planning & Community Development
730 Mass Ave. Annex
Arlington, MA 02476

Re: 833 Mass Ave. CVS Pharmacy Signage Rebrand

Dear Town of Arlington,

Please find enclosed special sign permit application for Environmental Design Review and supporting documents as needed.

2 copies of:

- Application & Plans
- Owner Approval Letter from CVS
- COI & Worker's Comp.
- Construction Supervisor License
- Original Sign Permit Application
- \$500 Permit Fee (Check)
- Dimensional & Parking Info Form
- Site Plan
- Drawing of Existing Conditions and Drawing of Proposed
- Photographs
- Impact Statement

An electronic copy of these materials have been sent to Erin Zwirko.

If you have any questions, please call me at 508-328-1457.

Sincerely,

Gary McCoy
Account Executive
125 Samuel Barnet Boulevard
New Bedford, MA 02745
508.328.1457



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. _____

1. Property Address 833 Massachusetts Ave Arlington, MA 02476
Name of Record Owner(s) CVS Pharmacy Phone 401-770-3047
Address of Owner One CVS Drive, MC 1190, Woonsocket, RI 02895
Street City, State, Zip
2. Name of Applicant(s) (if different than above) Poyant Signs
Address 125 Samuel Barnet Blvd. New Bedford MA 02745 Phone 508-328-1457
Status Relative to Property (occupant, purchaser, etc.) Sign Contractor
3. Location of Property 52-1-1
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book _____, Page _____;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) Pharmacy/Commercial
6. Proposed Use of Property (include # of dwelling units, if any) Pharmacy/Commercial (Like for Like)
7. Permit applied for in accordance with the following Zoning Bylaw section(s)

<u>3.3</u>	<u>Special Permits</u>
<u>3.4</u>	<u>Environmental Design Review</u>
<u>6.2</u>	<u>Signs</u>
_____	_____

section(s)title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

see attached statement

(In the statement below, strike out the words that do not apply)

The applicant states that CVS Pharmacy is the ~~owner -or- occupant -or-~~ purchaser under agreement of the property in Arlington located at 833 Massachusetts Ave which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

125 Samuel Barnet Blvd. New Bedford MA 02745

Address

508-328-1457

Phone

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 833 Massachusetts Ave

Zoning District B4

Owner: CVS Pharmacy

Address: One CVS Drive, MC 1190 Woonsocket, RI 02895

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Pharmacy

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Pharmacy

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	79715 SF	79715 SF	min.
Frontage			min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)	NA	NA	min. NA
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories	1	1	stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction	Signage		
Distance to Nearest Building			min.



June 27, 2019

Town of Arlington
Planning & Community Development
730 Mass Ave. Annex
Arlington, MA 02476

Re: Impact Statement

Dear Town of Arlington,

Poyant has been contracted with CVS pharmacy to rebrand their existing signage at their location at 833 Massachusetts Avenue, Arlington MA. Due to the scope of work, we feel that there will be no negative impact as it relates to the Arlington Environmental Design Review Standards. The existing signage that is currently at this location include lighting systems that can be more hazardous to the environment due to the amount of energy used. We will be replacing this existing lighting system with new, energy-efficient LEDs. The following is the scope of work for this proposed signage project:

- Remove existing (2) 24" Main ID Channel Lettersets and plaques.
- Replace with (2) 22" Channel Letters (LED Illuminated) and new regulatory plaques.
- Install Do Not Enter sign.
- All directional signage will remain as is.

Please review the attached signage plans for more details (install locations, etc.).

If you have any questions, please call me at 508-328-1457.

Sincerely,

Gary McCoy
Account Executive
125 Samuel Barnet Boulevard
New Bedford, MA 02745
508.328.1457

June 19, 2019

To: Building Inspector

Re: CVS pharmacy contracted sign vendor

To Whom It May Concern:

CVS pharmacy has awarded Poyant Signs Inc. as the exterior sign vendor throughout New England and New York. Poyant Signs Inc. has a term contract in place with CVS pharmacy.

Please accept this letter to allow Poyant Signs Inc. & their respective agents to act as our agent, pull permits and install signs as per code.

Sincerely,

Karen Rezuke

Karen Rezuke

Properties Programs and Strategy Administration, Sr. Consultant Exterior Branding





2019 THH BIR Upgrade



Existing Location Overview



Proposed Signage Overview

Loc#: 00278

833 Massachusetts Ave.
Arlington, MA 02476

SITE SIGNAGE SUMMARY

EXISTING

- (1) 24" Main ID Channel Letterset
- (2) 24" Main ID Channel Letterset
- (3) Drive-Thru Information Panel
- (4) Pharmacy Pick-Up/Drop-off Plaque
- (5) Missing Do Not Enter Sign
- (6) Receiving Entrance Plaque
- (7) Hours Plaque
- (8) Directional Signs (Qty:4)

PROPOSED

- (1) IL-22-CL-L LED Heart
- (2) IL-22-CL-L LED Heart
- (3) Full Service Regulatory Plaque
- (4) Remove and Dispose
- (5) Do Not Enter Sign
- (6) Receiving Entrance Plaque
- (7) Hours Plaque
- (8) Leave As Is



Drawing prepared by:	SITE PLAN	
Location:	833 Massachusetts Ave.	Proj #:
	Arlington, MA 02476	16189
File Path:		278
ACCOUNTS\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST		



Drawing prepared for:

Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev#:	Req#:	Date:	Req. By:	Drawn By:
Original	000000	4/16/19	GM	CC		Rev 7	000000	00/00/00	XXX	XXX
Rev 1	000000	6/13/19	GM	CC	Notes	Rev 8	000000	00/00/00	XXX	XXX
Rev 2	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						



NOTES:

Drawing prepared by:

SITE PLAN

Poyant
Building Your Brand

Location: 833 Massachusetts Ave.
Arlington, MA 02476
Proj #: 16189
Loc #: 278

File Path: ACCOUNTS\C\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST

Drawing prepared for:



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev#:	Req#:	Date:	Req. By:	Drawn By:
Original	000000	4/16/19	GM	CC		Rev 7	000000	00/00/00	XXX	XXX
Rev 1	000000	6/13/19	GM	CC	Notes	Rev 8	000000	00/00/00	XXX	XXX
Rev 2	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						

94 of 143



NOTES:

Drawing prepared by:

Poyant
Building Your Brand

SITE PLAN

Location:	Proj #:
833 Massachusetts Ave.	16189
Arlington, MA 02476	Loc #:
File Path:	278
ACCOUNTS\C\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST	

Drawing prepared for:



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:					
Original	000000	4/16/19	GM	CC						
Rev1	000000	6/13/19	GM	CC	Notes	Rev#:	Req#:	Date:	Req. By:	Drawn By:
Rev2	000000	00/00/00	XXX	XXX		Rev7	000000	00/00/00	XXX	XXX
Rev3	000000	00/00/00	XXX	XXX		Rev8	000000	00/00/00	XXX	XXX
Rev4	000000	00/00/00	XXX	XXX		Rev9	000000	00/00/00	XXX	XXX
Rev5	000000	00/00/00	XXX	XXX		Rev10	000000	00/00/00	XXX	XXX
Rev6	000000	00/00/00	XXX	XXX						





Poyant
Building Your Brand

OVERVIEW PHOTOS

Location:	Proj #:
833 Massachusetts Ave.	16189
Arlington, MA 02476	Loc #:
File Path:	278
ACCOUNTS\CVS pharmacy\Locations 2016\3018_MC\3018_00	

Drawing prepared for:



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:					
Original	000000	4/16/19	GM	CC						
Rev 1	000000	6/13/19	GM	CC	Notes	Rev#:	Req#:	Date:	Req. By:	Drawn By:
Rev 2	000000	00/00/00	XXX	XXX		Rev 7	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 8	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 5	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 6	000000	00/00/00	XXX	XXX		Pg. 6				



NOTES:

Drawing prepared by:

OVERVIEW PHOTOS

Location:
833 Massachusetts Ave.
Arlington, MA 02476

Proj #: 16189
Loc #: 278

File Path: 278
ACCOUNTS\C\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST

Drawing prepared for:



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:					
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Rev1	000000	6/13/19	GM	CC	Notes	Rev#:	Req#:	Date:	Req. By:	Drawn By:
Rev2	000000	00/00/00	XXX	XXX		Rev 7	000000	00/00/00	XXX	XXX
Rev3	000000	00/00/00	XXX	XXX		Rev8	000000	00/00/00	XXX	XXX
Rev4	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev5	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev6	000000	00/00/00	XXX	XXX						

Pg. 7



NOTES: Approach photos

Drawing prepared by: **OVERVIEW PHOTOS**



Location: 833 Massachusetts Ave.
Arlington, MA 02476
Proj #: 16189
Loc #: 278

File Path: ACCOUNTS\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST



Drawing prepared for:

Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:		Rev#:	Req#:	Date:	Req. By:	Drawn By:
Original	000000	4/16/19	GM	CC			Rev 7	000000	00/00/00	XXX	XXX
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Rev 2	000000	00/00/00	XXX	XXX			Rev 9	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX			Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX							
Rev 5	000000	00/00/00	XXX	XXX							
Rev 6	000000	00/00/00	XXX	XXX							

100 of 143



Existing Signage - West Elevation

Existing Sign #1 (33.41 SQ.FT.)

24" Main ID Channel Letterset
Illuminated

S/F ☒ D/F ☐
Yes ☒ No ☐



Proposed Signage - West Elevation

Proposed Signage

Not To Scale Unless Noted



IL-33-CL-L (33.08 SqFt)

1

Drawing prepared by:

RECOMMENDATION

Poyant
Building Your Brand

Location: 833 Massachusetts Ave.
Arlington, MA 02476
Proj #: 16189
Loc #: 278

File Path: ACCOUNTS\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST

Drawing prepared for:



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev#:	Req#:	Date:	Req. By:	Drawn By:
Original	000000	4/16/19	GM	CC	Notes	Rev 7	000000	00/00/00	XXX	XXX
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Rev 2	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						

101 of 143



Existing Signage - South Elevation

Existing Sign #2 (75.18 SQ.FT.)	
36" Main ID Channel Letters	S/F <input checked="" type="checkbox"/> D/F <input type="checkbox"/>
Illuminated	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Existing Sign #7 (2 SQ.FT.)	
Hours Plaque	S/F <input checked="" type="checkbox"/> D/F <input type="checkbox"/>
Illuminated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>



Proposed Signage - South Elevation

Proposed Signage

CVS pharmacy

IL-22-CL-L LED Heart (33.08 SqFt)

2



7

Reface Header
Only with new
Vinyl Graphics

Not To Scale Unless Noted

Drawing prepared by:

RECOMMENDATION

Poyant
Building Your Brand

Location: 833 Massachusetts Ave.
Arlington, MA 02476
File Path: 278

Proj #: 16189
Loc #: 278

Drawing prepared for:

CVS pharmacy

ACCOUNTS\C\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST

Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev#:	Req#:	Date:	Req. By:	Drawn By:
Original	000000	4/16/19	GM	CC		Rev 7	000000	00/00/00	XXX	XXX
Rev 1	000000	6/13/19	GM	CC	Notes	Rev 8	000000	00/00/00	XXX	XXX
Rev 2	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						

102 of 143



Existing Signage - North Elevation

Existing Sign #3 (12 SQ.FT.)	
Drive-Thru Information Panel	S/F <input checked="" type="checkbox"/> D/F <input type="checkbox"/>
Illuminated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Existing Sign #4 (1 SQ.FT.)	
Pharmacy Pick-Up/Drop-Off Plaque	S/F <input checked="" type="checkbox"/> D/F <input type="checkbox"/>
Illuminated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>



Proposed Signage - North Elevation

Proposed Signage



(4.17 SqFt)

3

Not To Scale Unless Noted

Drawing prepared by: **RECOMMENDATION**

Location:	Proj #:
833 Massachusetts Ave.	16189
Arlington, MA 02476	Loc #:
	278
File Path:	
ACCOUNTS\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST	



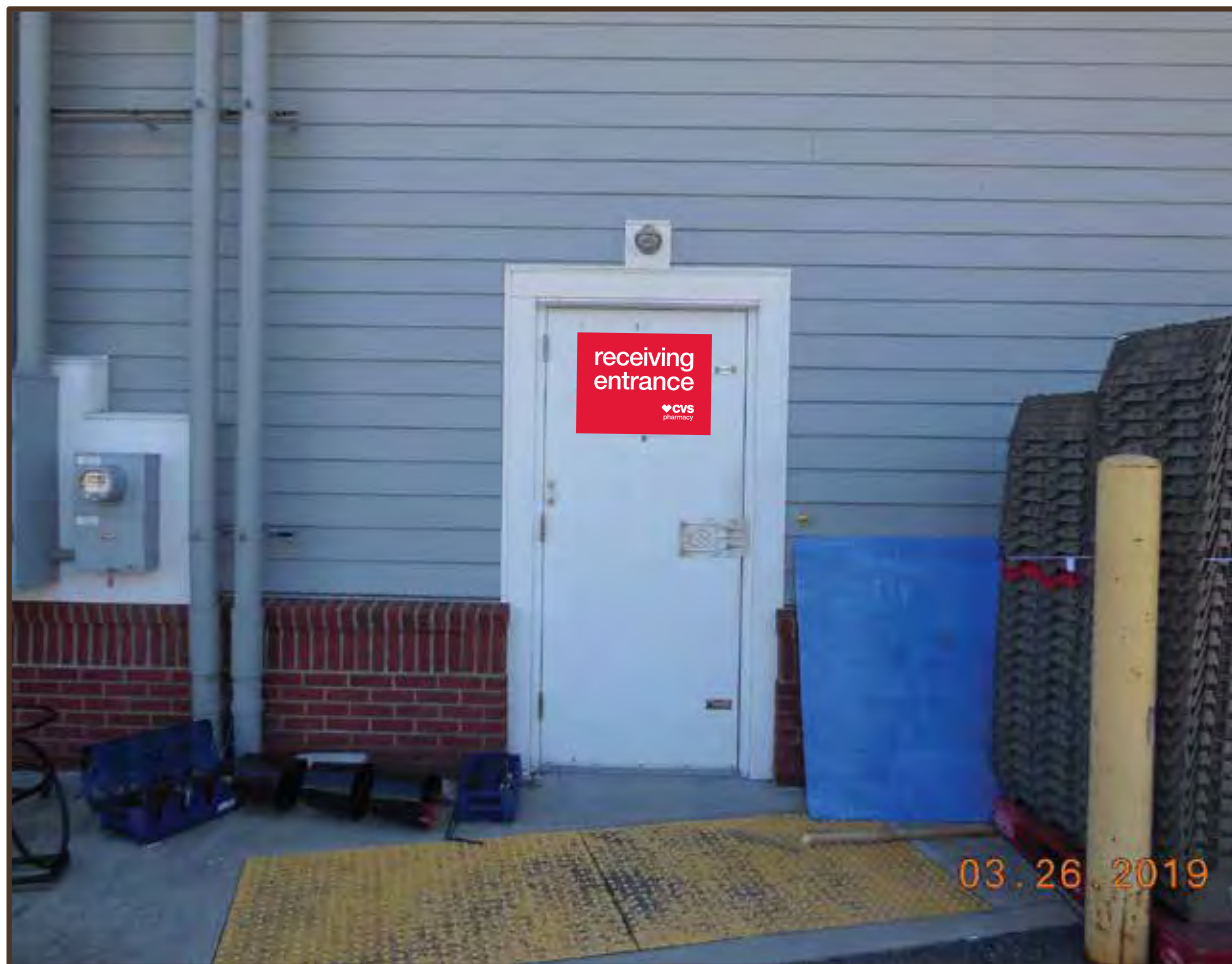
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Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						



Existing Signage - North Elevation

Existing Sign #6 (3 SQ.FT.)
Receiving Entrance Plaque
Illuminated

S/F ☒ D/F ☐
Yes ☐ No ☒



Proposed Signage - North Elevation

Proposed Signage



(3 SqFt)

6

Not To Scale Unless Noted

Drawing prepared by:

RECOMMENDATION

Poyant
Building Your Brand

Location: 833 Massachusetts Ave.
Arlington, MA 02476
Proj #: 16189
Loc #: 278

File Path: ACCOUNTS\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST

Drawing prepared for:



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev#:	Req#:	Date:	Req. By:	Drawn By:
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Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
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Rev 6	000000	00/00/00	XXX	XXX						

104 of 143

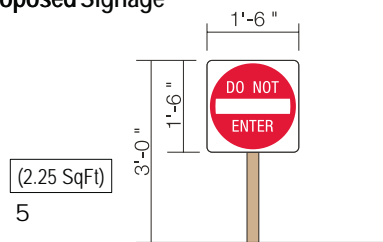


Existing Signage - West Elevation



Proposed Signage - West Elevation

Proposed Signage



Not To Scale Unless Noted

Drawing prepared by:

RECOMMENDATION

Drawing prepared for:

Poyant
Building Your Brand

Location: 833 Massachusetts Ave.
Arlington, MA 02476
Proj #: 16189
Loc #: 278

File Path: ACCOUNTS\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev#:	Req#:	Date:	Req. By:	Drawn By:
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Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						

105 of 143

QTY: 2 Sets




CVS pharmacy
One CVS Drive
Woonsocket, RI




Specifications

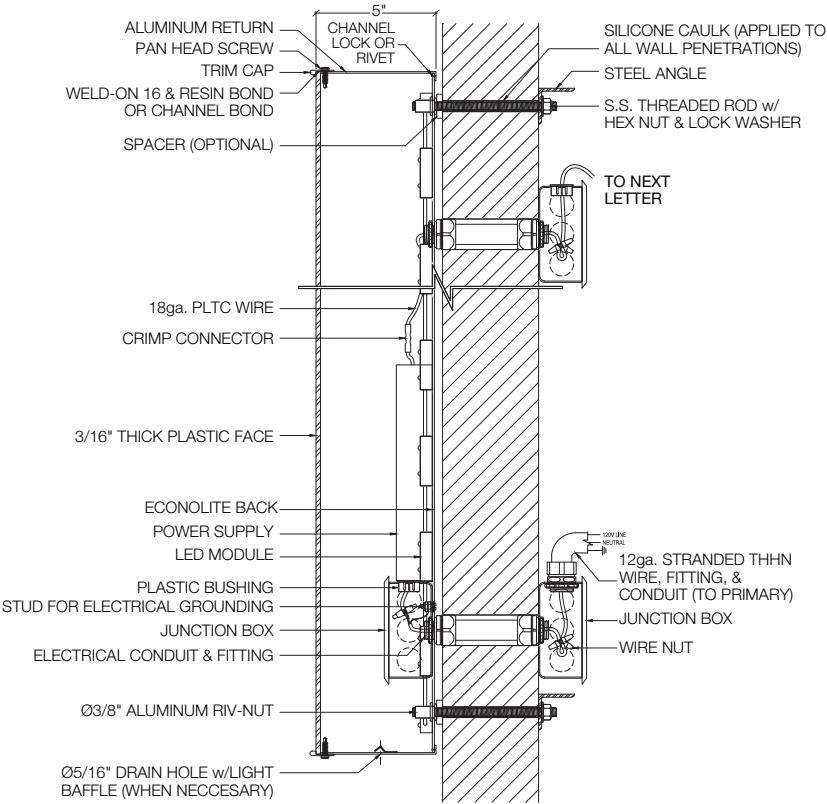
Qty:TBD 33.08 SqFt (Each)

Internally Illuminated Channel Letters (Horizontal)

- Chemcast 3/16" Red acrylic faces #2793
- 5" Deep pre-finished Hunter Red returns
- 3/4" Jewelite True Red trim cap
- Red LED illumination, GEMXRD-W1, 132 mod
- 120 Volt Power supplies, (Qty:1) GEPS12-60U-NA, (Qty:1) GEPS12-25U-NA
- 0.9 Amps, 77.88 Watts
- Mounted to existing fascia as required


Colors & Materials

-  Chemcast Red Acrylic #2793
-  Jewelite True Red Trim Cap
-  Pre-Finished Hunter Red Returns



Drawn By: L. Rogers
File Name: Main ID_
Channel Letters_Horizontal

Revisions:


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:
Approved for Construction

Date:

Main ID Channel Letters
Horizontal - IL-22-CL-L

B Typical Section - Face Lit Letter - Flush Mounted & Self Contained
Scale: 1 1/2"=1'-0"

Existing Channel Letters

QTY: 2 Sets



Specifications

Qty = 1 33.41 Sq Ft

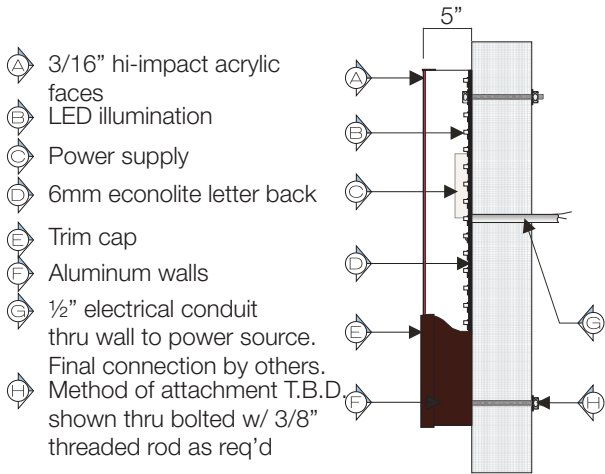
24" CVS/pharmacy Channel Letters

- 3/16" acrylic faces - #2793 red (typical)
- 5" deep .040 aluminum returns alliance pre-painted (dark bronze)
- 3/4" bronze trim cap
- U.L. Listed
- (1) 20 amp circuit

- LED Specifications: Tetra MAX Red LED Strip
- LED Module: GERDMXS6
- # Of Modules#: 166
- # Of Feet: 56
- Power Supply: GEPS12-60
- Quantity: 2
- Total amps: 1.7

Colors & Materials

- Red acrylic #2793
- Dark Bronze trim cap & returns



LED LIT CHANNEL LETTER
MOUNTED TO WALL



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

CVS/pharmacy

Main Street
Town, State

Project: 12264
CVS/pharmacy

Sales: Gary McCoy
Date: 06.23.09
Designer: LB

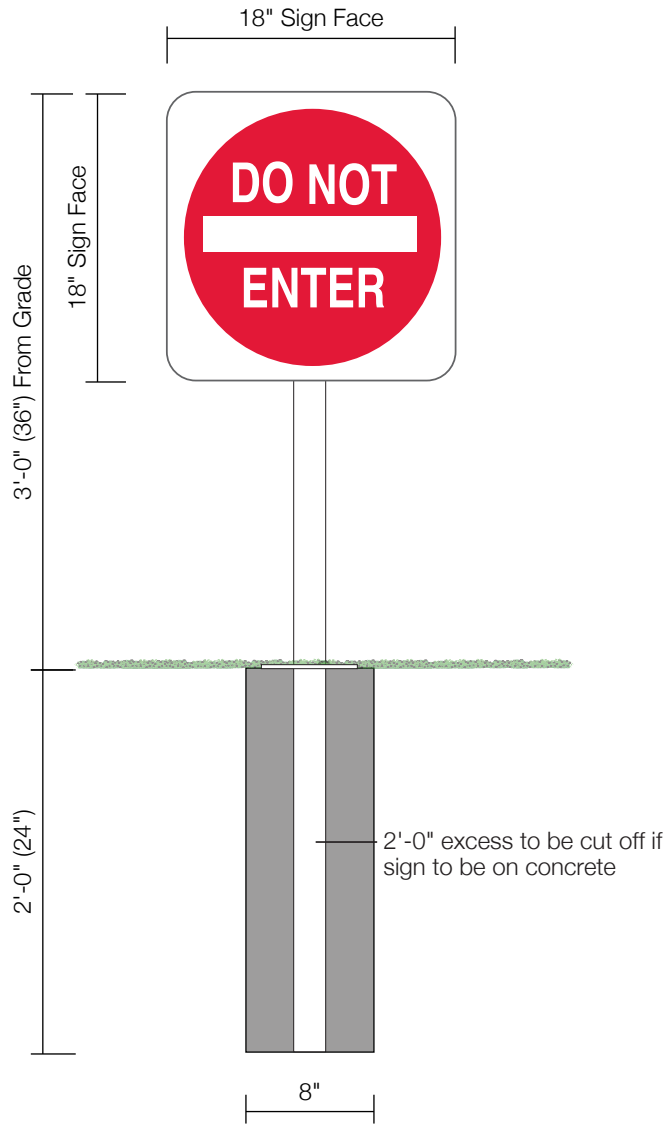
Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:

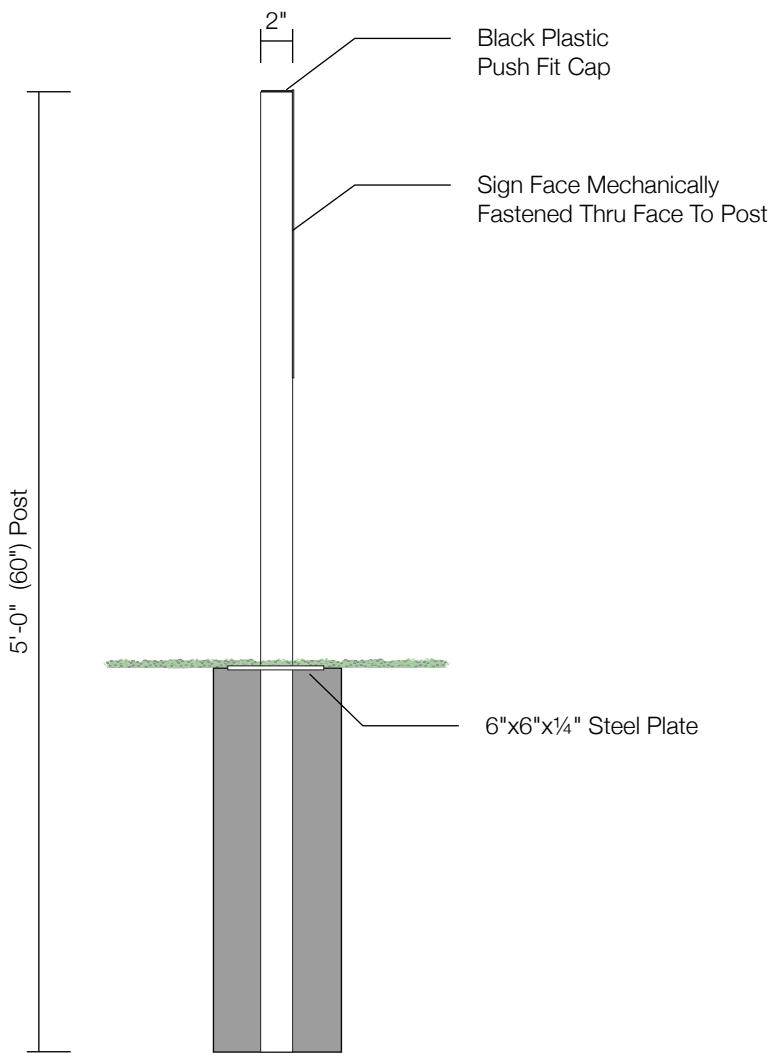
Approved By:

Date:

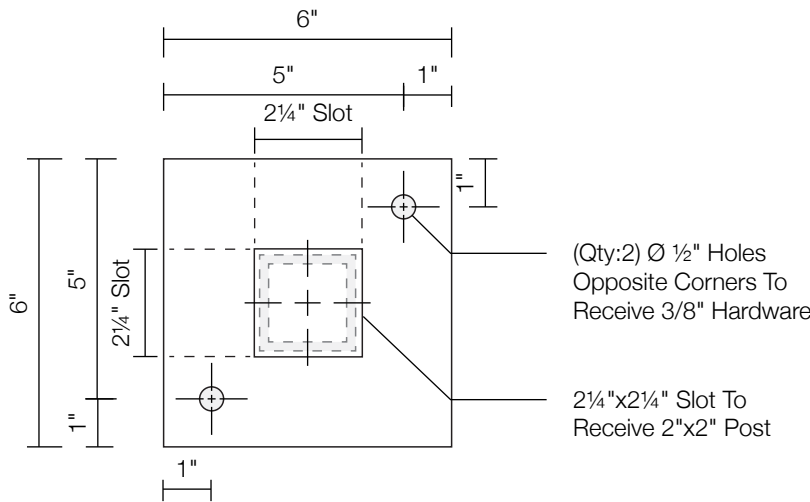
24" Channel Letters



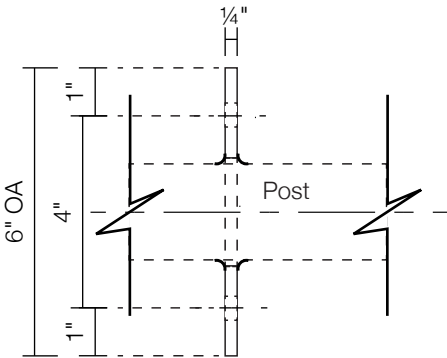
A Sign Elevation - Front View
Scale: 1"=1'-0"



B Sign Elevation - Side View
Scale: 1"=1'-0"



C Plate Detail - Front View
Scale: 3"=1'-0"



D Plate Detail - Side View
Scale: 3"=1'-0"

Specifications

Qty = 1 2.25 Sq Ft

Single Faced Non Illuminated Regulatory Sign

- Single sided stock regulatory sign face w/ engineer grade reflective white background & red graphics
- Sign face mechanically fastened thru face to post
- (Qty:1) 2" x 2" x 5'-0" steel post to be painted colonial white
- Black plastic push fit cap for top of post
- (Qty:1) 6" x 6" x 1/4" steel plate welded 3'-0" down from top of pole painted white

* If installation is on concrete: cut pole from bottom of plate down & mount plate to concrete

* If installation is to be direct burial: bury 2'-0" below grade To be in direct burial foundation

- Foundation to be 2'-0"D x 8" Dia. with (Qty:1) Bags of pea stone per hole

*Foundation varies per location

Colors & Materials

Paint

Colonial White; Satin Finish

Drawn By: L. Rogers

Revisions:

3.23.17 LR Rev changed to pea stone fill T2

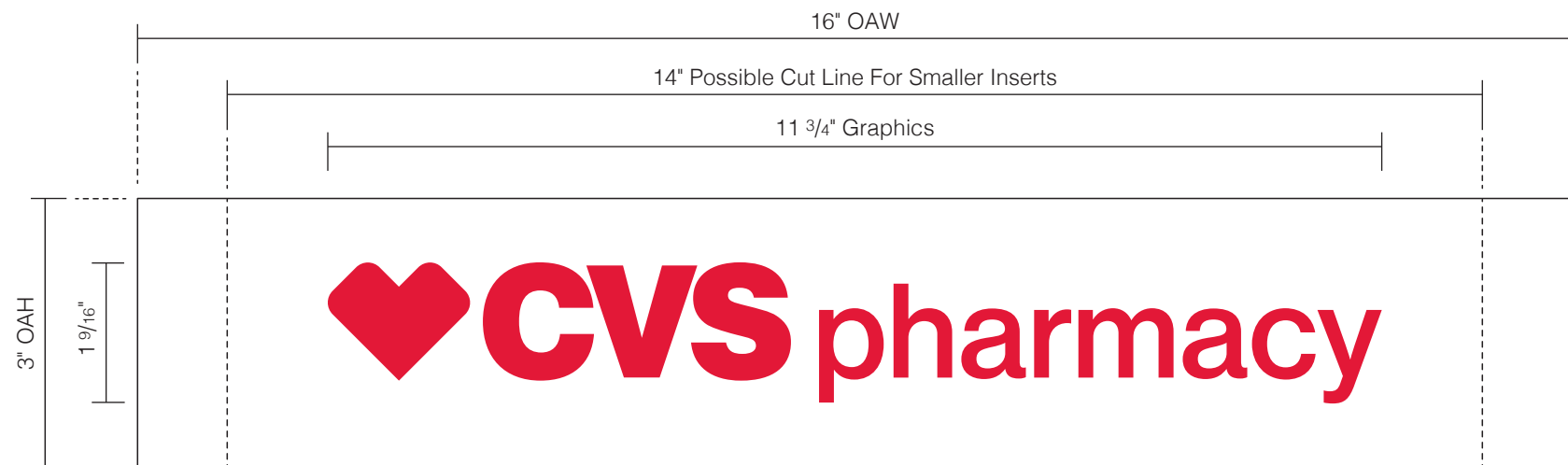


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Do Not Enter_
Regulatory Sign



A Sign Elevation - Front View
Scale: 6"=1'-0"

Specifications
Qty = 60 Sq Ft Varies

Replacement Single Face Header Insert For Rebrand Hours Plaques

*Remove & Dispose Of Existing Header Inserts w/ Old Logo

- .080 Styrene direct print inserts
- Red to match PMS 186c
- Some locations may need to be trimmed in length to fit
- Install new insert in top section of existing hours plaques

Colors & Materials

Direct Print

 (Qty:60) 3"H x 16"W .080 Styrene Direct Printed w/ CVS Red; PMS 186C Trimmed To Finished Size

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com



Corporate

Project: 14840
CVS Pharmacy

Sales: Gary McCoy
Date: 05.07.18
Designer: LR

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:

5.7.18 LR T2



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:
Approved for Construction

Martin B Higgins III
Date:

Pylon Sign

Option A

Sign Type 14840.1A

1A.1

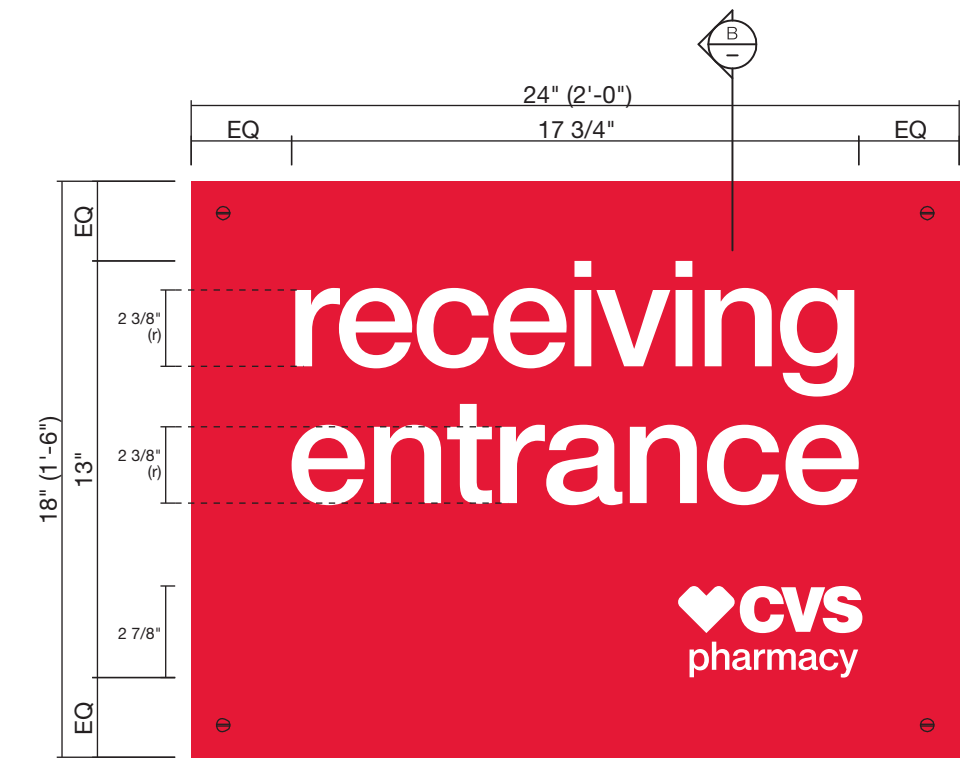


B Photo Comp - Existing Example
Not To Scale

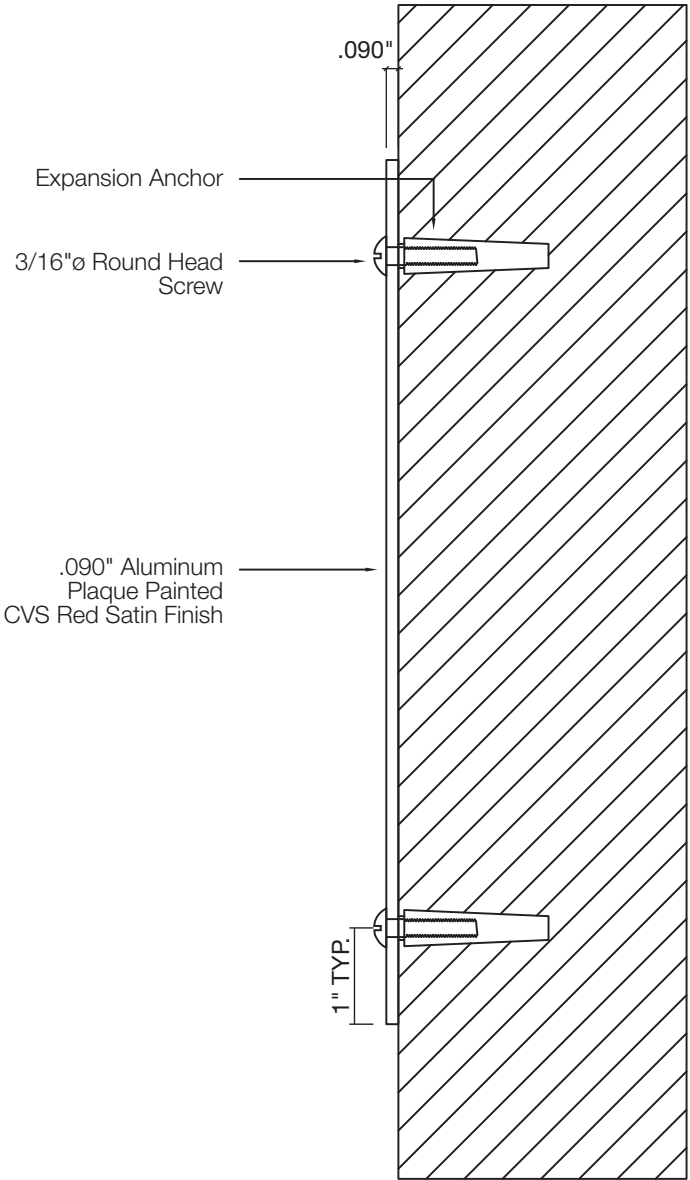


C Photo Comp - Proposed Example
Not To Scale

Receiving Entrance Plaque



A Sign Elevation - Front View
Scale: 2"=1'-0"



B Section

Specifications

- S/F Non-Illuminated Door Plaque
(3.0 SQ.FT.)
- Background
- 0.090" Aluminum Plaque Painted CVS Red

- Graphics
- White Vinyl Graphics

- Hardware
- 3/16"ø Round Head Screw
- Expansion Anchor

Colors & Materials

- Paint to Match PMS #186 (Satin Finish)
- White Opaque Vinyl



Drawn By: N. Pazdan

File Name: Receiving Entrance Plaque

Revisions:



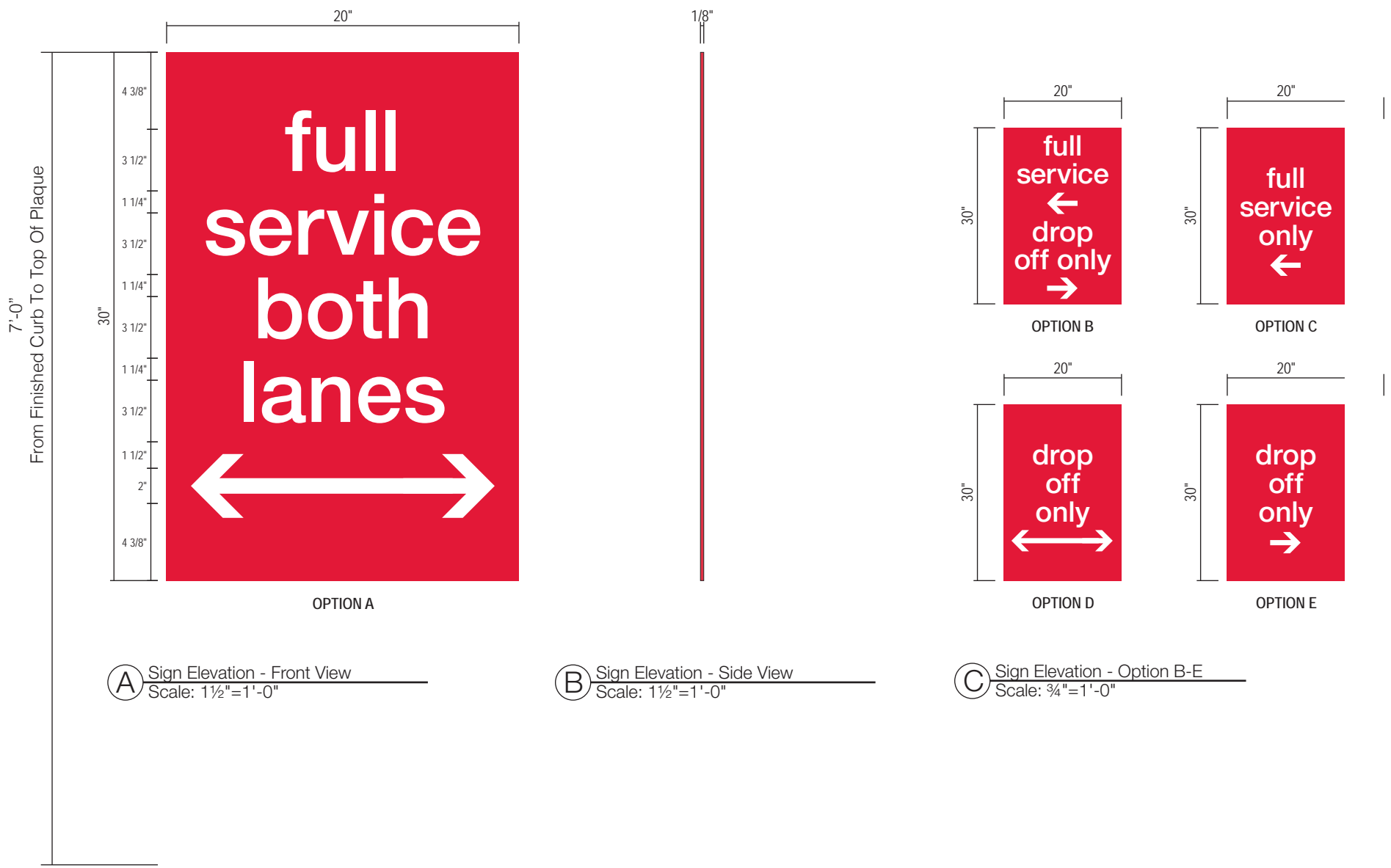
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Receiving Entrance Plaque

Drive-Thru Regulatory Plaques



A Sign Elevation - Front View
Scale: 1 1/2"=1'-0"

B Sign Elevation - Side View
Scale: 1 1/2"=1'-0"

C Sign Elevation - Option B-E
Scale: 3/4"=1'-0"

Specifications

- S/F Non-Illuminated Full Service Plaque
(4.17 SQ.FT.)
- Background
- 1/8" Aluminum Plaque Painted CVS Cardinal Red
- Graphics
- White Reflective Vinyl Graphics
- Install
- Mount to drive-thru canopy columns as required in field

Colors & Materials

- CVS Cardinal Red (Satin Finish)
- White Reflective; 3M 680-10



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com



Corporate

Project: 14866
Fairhaven Commons

Sales: Gary McCoy
Date: 05.16.18
Designer: LR

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:
5.16.18 LR T2

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:
Approved for Construction

Date:

Drive-Thru Regulatory Plaque
Standard

Option A



03.26.2019 11:20 of 143



03.26.2019 11:30 of 143

CVS/pharmacy

RECEIVING
ENTRANCE

03.26.2019 143



03.26.2019 116 of 143



03.26.2019 11:17 of 143

NOTES

- HANDICAP ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.) OF JANUARY, 1992 AND ANY AMENDMENTS THERETO AND THE COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD, 521 CMR, WHICHEVER IS MORE STRINGENT.
- ACCESSIBLE PARKING SPACES DESIGNATED WITH A "V" SHALL BE SIGNED AS "VAN ACCESSIBLE" PER A.D.A. 4.1.2.5B.
- ALL NEW CURBING INSTALLED ON MASSACHUSETTS AVENUE SHALL BE VERTICAL GRANITE CURB (VGC), TYPE VA3 PER MHD SPECIFICATION M 9.04.1
- ALL LIMITS OF PAVEMENT SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.
- ALL STANDARD PARKING SPACES SHALL BE 9 FEET IN WIDTH BY 18 FEET IN LENGTH, WITH 24 FOOT AISLES UNLESS NOTED OR DETAILED OTHERWISE.
- ALL PAVEMENT STRIPING SHALL BE PAINTED WITH 2 COATS OF PAINT.
- CONTRACTOR SHALL REFER TO BUILDING PLANS FOR CONSTRUCTION OF COMPACTOR, DUMPSTER AND DRIVE THRU AREAS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF VESTIBULE, EXIT PORCHES, BUILDING SIDEWALK, RAMPS, LOADING AREA, BUILDING DIMENSIONS, BUILDING UTILITIES, ENTRANCE LOCATIONS, COMPACTOR AREA, ETC.
- ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED OF CONCRETE AND COMPLY WITH A.D.A. REQUIREMENTS. PRIOR TO INSTALLING HANDICAP RAMPS, CONTRACTOR SHALL SUBMIT A DETAILED DESIGN OF EACH HANDICAP RAMP FOR THE ENGINEER'S REVIEW.

PLAN LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CURBED LANDSCAPED ISLAND
		HANDICAP PARKING STALL
		PARKING COUNT
		HANDICAP SYMBOL
		MOUNTED TRAFFIC SIGN
		WHEELCHAIR RAMP
		WHEELCHAIR RAMP
		SIGNALIZED INTERSECTION
		EXTRUDED CONG. CURB TYPE
		VERTICAL GRANITE CURB TYPE
		BOLLARD
		STOP LINE
		SOLID WHITE CHANNELIZING LINE
		SOLID YELLOW CHANNELIZING LINE
		BROKEN YELLOW CENTERLINE
		DOUBLE YELLOW CENTERLINE
		SOLID YELLOW CENTERLINE
		SOLID YELLOW EDGE LINE
		SOLID WHITE EDGE LINE
		SOLID WHITE LANE LINE
		TRANSFORMER PAD
		CONCRETE PAVEMENT
		CHAIN LINK FENCE
		CONCRETE WHEEL STOP
		GUARDRAIL
		VERTICAL GRANITE CURB
		WOODEN STOCKADE FENCE

ZONING DISTRICT: VEHICULAR ORIENTED BUSINESS DISTRICT (B4)
RETAIL: SPECIAL PERMIT FROM ARLINGTON REDEVELOPMENT BOARD (ARB) FOR GENERAL RETAIL USE.

CVS Zoning Summary Chart

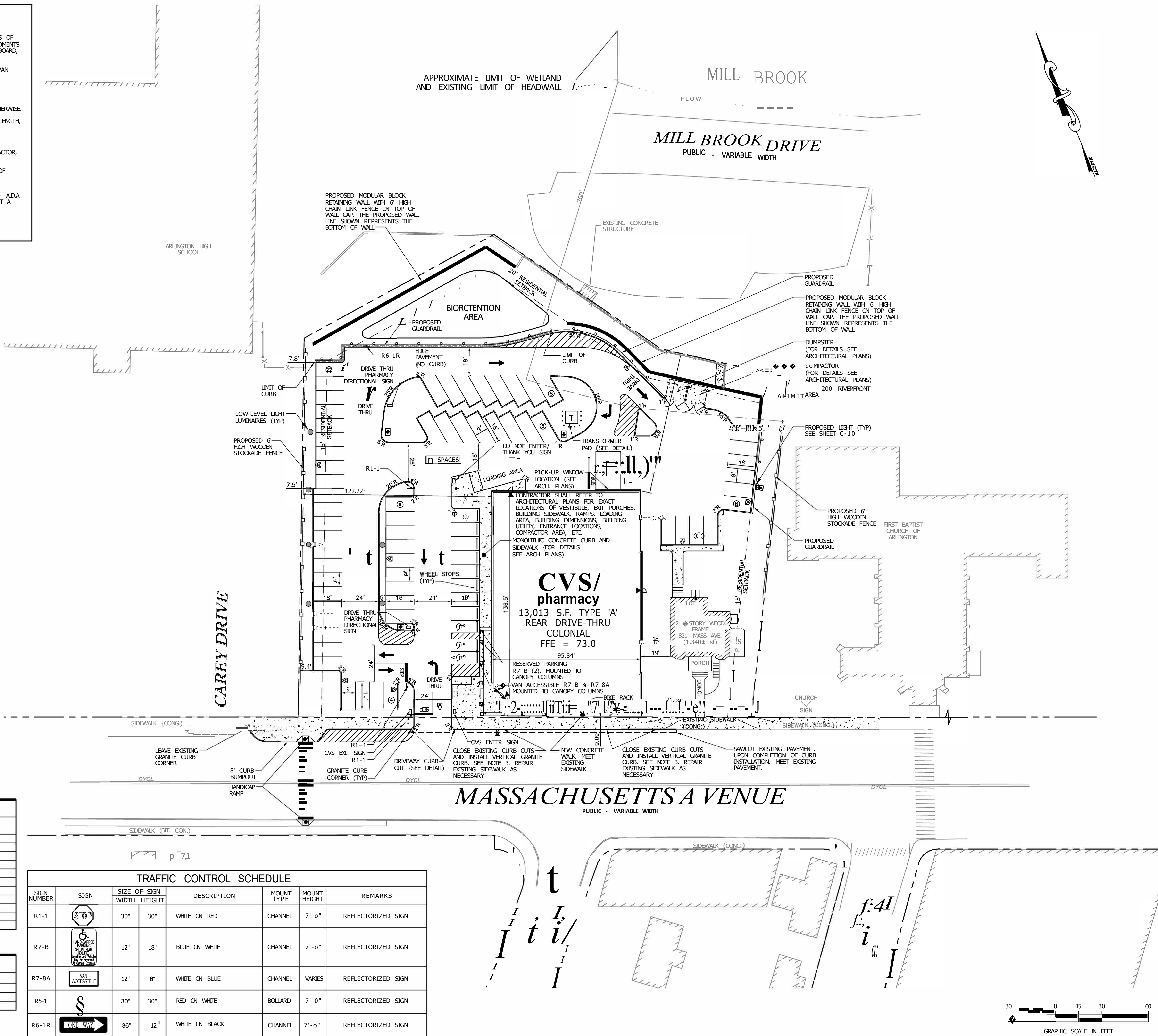
Zoning Regulation Requirements	Required	Proposed
MINIMUM LOT SIZE	NONE	1.83 AC
FRONT SETBACK	NONE	0 FT
SIDE SETBACK	NONE	71 FT
REAR SETBACK	20 FT	92 FT
MAX. BUILDING HEIGHT	35 FT	32 FT
MIN. LOT FRONTAGE	50 FT	291.5 FT
F.A.R.	1.0	0.18
MIN. LANDSCAPE AREA	10%	32.5%
MIN. INTERIOR LANDSCAPE	8%	8.6%
RESIDENTIAL BUFFER	15 FT	7.5 FT
BUILDING SEPARATION	13 FT	18 FT

Parking Summary Chart

Description	Required	Proposed
STANDARD SPACES (9'X18')	42	69
NO. OF ACCESSIBLE SPACES*	2	3
TOTAL SPACES*	44	72

*4. SPACE PER 300 SF OF GROSS FLOOR AREA
**ADA REQUIREMENT - MINIMUM NUMBER OF ACCESSIBLE SPACES FOR A PARKING LOT TOTALING 50 TO 75 SPACES - 3 TOTAL HANDICAP SPACES
ZONING DISTRICT: VEHICULAR ORIENTED BUSINESS DISTRICT (B4)

TRAFFIC CONTROL SCHEDULE						
SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1		30" 30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-B		12" 18"	BLUE ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8A		12" 6"	WHITE ON BLUE	CHANNEL	VARIES	REFLECTORIZED SIGN
R5-1		30" 30"	RED ON WHITE	BOLLARD	7'-0"	REFLECTORIZED SIGN
R6-1R		36" 12"	WHITE ON BLACK	CHANNEL	7'-0"	REFLECTORIZED SIGN



CIVIL ENGINEER:

Rf O'CONNELL
& ASSOCIATES, INC
Civil Engineers & Land Planners

80 MONTVALE AVE., SUITE 201
STONEHAM, MA 02180
781-279-0180
FAX: 781-279-0173

CONSULTANT:

SEAL:

CVS/
pharmacy

13,013 TYPE A PROTOTYPE

STORE NUMBER= 75672

837-821 MASSACHUSETTS AVENUE
ARLINGTON, MA

DEVELOPER:

DEVELOPER:

GBC
GERSHMAN BROWN CROWLEY INC.

14 BREAKNECK HILL RD
LINCOLN, RI 02865

REVISIONS:

ISSUED TO ARLINGTON REVIEW BOARD
REVISED PER ARB COMMENTS 03/23/2009

DRAWING BY: AKC/KPM

DATE: 03/02/2009

JOB NUMBER: 07150

TITLE:
**PARKING & TRAFFIC
CONTROL PLAN**

SHEET NUMBER:

C-2

COMMENTS:



RECEIVED

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174
2009 APR 20 PM 1110

ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3348

REQUEST FOR SPECIAL PERMIT
Subject to
ENVIRONMENTAL DESIGN REVIEW

Applicant CVS

Date of Hearings October 20, 2008, November 17, 2008,
December 22, 2008, February 23, 2009,
March 9, 2009, March 30, 2009,
April 6, 2009, April 13, 2009

Date of Decision April 13, 2009

Date of Filing April 28, 2009

Members

Approved

Andrew P. Neri chair
[Signature]
Edward Tsai
[Signature]
[Signature]

Opposed



TOWN OF ARLINGTON

MASSACHUSETTS 02476

781 - 316 - 3090

DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

OPINION OF THE BOARD

This application by G. B. New England 2, LLC seeks a special permit to construct a CVS drugstore at the subject address. The property has been the site for an automobile dealer and a small office building (formerly a residence) for many years. The applicant originally proposed to construct a 12,900-square-foot retail store on a part of the site that did not include the former residence at 821 Mass. Ave., known as the Atwood House. Prior to the public hearing, the applicant notified the Town that it wished to modify its proposal. It had arranged to include the property on which the Atwood house is located. It now proposed to demolish both buildings, construct the same CVS drug store, and construct an automated bank teller machine in a freestanding, 70-square-foot building. The applicant requested more time to modify its application. Accordingly, the hearing scheduled for October 20, 2008 was opened and immediately continued to November 17, 2008 with no discussion of the project. The hearing was advertised in the Arlington Advocate on October 2 and October 9, 2008.

When it was questioned if the drive-thru pharmacy could be permitted, the Inspector of Buildings determined that the proposed drive-thru for the pharmacy could be permitted as use number 8.17, which requires a special permit. The public hearing for that special permit use was advertised in the Arlington Advocate on December 4 and December 11, 2008, and scheduled for December 22, 2008 which coincided with the continuation date (from November 17, 2008) for the original permit application. Subsequently, hearings have been held for all proposed uses on January 26, 2009, February 23, 2009, March 9, 2009, Mar 30, 2009, April 6, 2009, and April 13, 2009.

The proposal has changed in response to the discussion at these hearings. The Atwood House will not be demolished, but will remain. There has been a great deal of discussion about using the house as a multi-family residence. However, at this time, there is no specific proposal for the use of the Atwood House. The applicant has indicated that it wishes to complete the permitting of the CVS drugstore, and will return to modify the special permit when the use of the Atwood House is determined. The proposed site plan includes the Atwood House, parking spaces that are dedicated to it, and space for an addition to the rear of the structure.

FINDINGS OF FACT

Section 10.11a-1 The uses requested are listed in the Table of Use Regulations as a Special Permit in the district for which application is made or is so designated elsewhere in this Bylaw.

The applicant seeks a special permit to operate a retail store having more than 3,000 square feet of gross floor area. The use, number 6.16 in the Table of Use Regulations (Section 5.04 of the Zoning Bylaw), is a special permit use in the B4 zoning district. The fact that the proposed development also requires a building permit and is located on Massachusetts Avenue means that the special permit is subject to environmental design review (Section 11.06 of the Zoning Bylaw). The applicant also seeks special permits for signs under Section 7.09, and for parking and loading space standards under Section 8.12 of the Zoning Bylaw. The proposal includes two drive-thru pharmacy

windows, which the Inspector of Buildings has said can be permitted special permit under accessory use number 8.17. The Board finds that the proposal meets this standard.

Section 10.11a-2 The requested use is essential or desirable to the public convenience or welfare.

The town is now served by four large drugstores (two of which are CVS, one of which does not have a pharmacy) and two additional pharmacies. The proposed use of the site will establish the fifth large drugstore in Arlington (and the third CVS store) and the sixth pharmacy. The proposed store will be the only pharmacy with a drive-thru. Public input at the public hearing has been mixed, but some clearly want a convenient, large drugstore with a drive-thru pharmacy. The Board finds that the proposed use is desirable to the public convenience or welfare.

Section 10.11a-3 The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The applicant submitted a traffic impact report, and then modified it several times to include the impact of the project on pedestrians, the impacts when the abutting high school is in session, the re-positioning of the retail store, and the preservation of the Atwood House. At each step of the way, the Board's traffic consultant has reviewed the reports. The Town's Transportation Advisory Committee has also reviewed the traffic impact studies and made recommendations to the Board.

The following is the sequence of documents regarding traffic impacts:

1. Traffic Impact Study by GEOD (for CVS), August 18, 2008
2. Traffic Impact Study by GEOD (for CVS), November 17, 2008 – This study reflected an altered site plan because CVS had arranged to control more of the property and proposed to demolish the Atwood House and add more parking and an ATM on the site.
3. Memo from BSC Group (ARB's consultant), December 4, 2008 – This memo asked for clarification of parts of the proposal and asked for some technical corrections.
4. Revised Traffic Impact Study by GEOD (for CVS), January 19, 2009 – This study responded to comments from BSC and those made at the December 22 hearing. It also reflected a second change to the site plan: the Atwood house is to remain and put to a new use (as yet undetermined). It also recommended a new crosswalk near Carey Drive and improvements that could be made to the Jason and Mill Streets intersection.
5. Comments by Jeff Maxtutis (TAC), January 19, 2009 – The comments asked for minor changes in the impact analysis.
6. Memo from BSC Group (ARB's consultant), January 22, 2009 – The memo expressed general agreement with the responses in the January 19 report and suggested some refinements.
7. Memo from GEOD regarding pedestrian movements, February 4, 2009 – This report provided more detail about pedestrian movements and studied alternative crosswalk locations.
8. Comments by Jeff Maxtutis (TAC), February 6, 2009 – These comments evaluated the proposed improvements to the Jason and Mill Streets intersection and the proposed crosswalk. It also expressed concern about the site entrance and exit being close to Carey Drive.
9. Memo from GEOD summarizing comments, February 20, 2009 – This memo summarized the recent months' studies, comments, and responses.
10. Memo from TAC, February 26, 2009 – This memo indicated general satisfaction with the impact studies and the changes made to the project. It listed items it still thought were

unresolved: 1) the proximity of the access to Carey Drive, 2) the need for bump-outs at Bartlett Street, 3) the need for bump-outs at the new crosswalk near Carey Drive, and 4) a commitment to make improvements to the Jason and Mill Streets intersection.

11. Email from Chris Emelius (GEOD), March 4, 2009 – Clarified distance from Carey Drive to proposed site entrance.
12. Local CVS traffic counts by Ed Starr (TAC), March 5, 2009 – Counts of pedestrians and vehicles were made at Walgreens in East Arlington for comparison purposes.
13. Memo from BSC Group. March 5, 2009 – This memo concurred with the new crosswalk location and recommended bump-outs. It also made a number of recommendations regarding circulation on the site (parking, drive-thru, delivery).
14. Local traffic counts (various) from Ed Starr (TAC), March 9, 2009 – Additional local counts for comparison purposes.
15. Hours of operation, local drug stores, by E. Carr-Jones (TAC), March 10, 2009 – Hours of operation of local drug stores for comparison purposes.
16. Report on meeting with TAC by Bruce Fitzsimmons (ARB), March 12, 2009 – TAC was pleased with bump-outs, thought \$5,000 offer to mitigate Jason and Mill Streets intersection was too low, offered compromise on site entrance location, and expressed concern over the trip generation numbers.
17. Memo from BSC Group. March 20, 2009 – This essentially endorsed the TAC comments of March 12.
18. Memo from TAC, March 23, 2009 – Reiteration of concerns and proposal of \$50,000 mitigation fund for unforeseen traffic impacts.
19. Memo from GEOD, March 26, 2009 – This is a discussion of TAC and BSC concerns, and acceptance of the crosswalk bump-outs, and of the site entrance drive 113 feet from Carey Drive.
20. Memo from TAC, March 30, 2009 – This is a defense of TAC's March 23rd memo.
21. Email from Sam Offei-Addo (BSC Group), April 2, 2009 – This listed recommended improvements to signage and traffic lines on the site and at one of the bump-outs.
22. Questions on the Permitting Process for the Proposed CVS Pharmacy at 837 Massachusetts Avenue, Arlington Citizens for Responsible Development, April 6, 2009 by David Wright – This paper expressed concern about the intersection at Jason and Mill Streets, traffic congestion at the high school, the validity of pedestrian counts, traffic generation figures, and traffic impacts on neighboring streets.
23. Traffic and Safety issues Relating to the CVS Special Permit Application, Arlington Citizens for Responsible Development, April 6, 2009 by Dorothy Nash Webber – This paper made comparison of the proposal to the Osco proposal, which was denied some ten years earlier, and reiterated the concerns made in David Wright's paper, above.

The Board considered the traffic safety issues very carefully and asked its traffic consultant and TAC to do likewise. The trip generation numbers were discussed in great detail, with general agreement on the PM numbers and the feeling that the AM numbers may be low. The effects of the traffic on intersection performance were assessed using the PM numbers which corresponded to the TAC's AM counts. The Board therefore felt it had adequate indication of the impacts. Because of the potential impacts at the site entrance, the Board felt compelled to create the ability through an escrow fund to mitigate unexpected vehicle activity near the site. Should mitigation near the site not be deemed necessary, the escrow may be used at the Jason and Mill Streets intersection, which is expected to require mitigation regardless of whether or not the CVS is built.

As a result of the discussions about pedestrian safety and traffic congestion, the applicant has moved the driveway away from Carey Drive to lessen the impact on pedestrians and vehicles entering the high school, and will install a new crosswalk between Carey Drive and the CVS driveway, and will install crosswalk bump-outs on Mass. Ave. at that crosswalk and at Bartlett Avenue. The bump-outs will shorten the crossing distance, and help prevent illegal parking in the crosswalk. The applicant has agreed to contribute funds to help mitigate the impact of increased traffic along Mass. Ave., including at the Jason Street and Mill Street intersection. Based on the data and reports submitted by the applicant's consultant, as revised, and the materials and comments submitted by the Board's consultant and TAC, the mitigation measures agreed to by the applicant as part of this special permit, and the funding of future mitigation measures as required, the Board finds that this standard is met.

Section 10.11a-4 The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The impact of the proposed development on public water and sewer will be minimal, but the Town Engineer has given the applicant instructions for making such connections. The applicant has submitted a very detailed stormwater management plan. The stormwater management plan has been revised to conform to the significant changes that have been made in the site plan, but the system remains essentially the same, with most of the stormwater filtered through a large rain garden at the rear of the site. The Board finds that the proposal meets this standard.

Section 10.11a-5 Any special regulations for the use, set forth in Article 11 are fulfilled.
The environmental design review standards of Section 11.06 are evaluated below.

EDR-1 Preservation of Landscape: The landscape shall be preserved in its natural state insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The current site is covered almost entirely by building or paving. There is some lawn area in front and to the right of the Atwood House, and minimal other landscaping. With the Atwood House remaining on the site, it is possible to preserve a 22-inch-diameter pine tree in its front yard. The northern side of the lot slopes steeply down, and is covered with scrub growth, including trees. The proposed development will retain most of the treed area to the north, and introduce significantly more landscaping on the remaining three sides, as well as some landscaped areas within the parking lot. Besides that mentioned above, there is no existing landscaping to be preserved; the site is either paved or covered by building. The proposed plan will replace some of the impermeable surface with landscape, and the total landscaped area exceeds the amount required by the Zoning Bylaw. The Board finds that the proposal meets this standard.

EDR-2 Relation of the Building to the Environment: Proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R-1 or R-2 district or on public open space.

The current proposal is much improved from the original application. The proposed store building has been moved up to the front of the lot, consistent with business uses along Mass. Ave. The Atwood House is to remain. It is important that the current design retains the Atwood House in its

current location on the site, and accommodates the possible future expansion at the rear of the structure. The Atwood House, and the current design of the CVS building itself, present an appropriate streetscape for Mass. Ave. in this area. The Board finds that the proposal meets this standard.

EDR-3 Open Space: All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The open space provided on the site is appropriately and attractively landscaped, and exceeds the amount of landscaped space required by the Zoning Bylaw. The changes to the parking lot configuration result in the proposal meeting the required open space within the parking lot. In addition, the applicant has agreed to provide landscaping between the setback at the front of the new building and the sidewalk. The spaces will be attractively planted and placed to provide a pleasant view or screening as needed. The Board finds that the proposal meets this standard.

EDR-4 Circulation: With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures, and the neighboring properties.

The traffic circulation on the site is designed to accommodate large delivery trucks and the pharmacy drive-thru, and to provide parking for customers. The evolution of the site plan is such that the current proposal meets the standard. Some minor changes to the directional signage have been suggested. There is bike parking provided near the store entrance, and extensive changes involving a crosswalk; and curb bump-outs are proposed near the vehicle entrance to the site, helping to protect pedestrian traffic.

EDR-5 Surface Water Drainage: Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catchbasins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 10.11.b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities, such as catch basins, leaching catch basins,

detention basins, swales, etc., within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs. The applicant has submitted a very detailed stormwater management plan, which was revised to match the current plan. It has been reviewed by the Town Engineer, and the applicant has responded to the comments. The storm drain system discharges storm flow in the same location as the flow is directed today. The permeable surface on the site has been reduced, and the system includes an underground detention and infiltration chamber and a rain garden to reduce, clean, and slow the flow of storm water. The Board finds that the proposal meets this standard.

EDR-6 Utilities Service: Electric, telephone, cable, TV, and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

The plans indicate adequate underground utility connections; they also show the location of an electric transformer in a landscaped island in the parking lot. The Town Engineer made some modifications to the plans relative to the hook-ups in Mass. Ave. The applicant has moved the transformer location to a less visible location. The Board finds that the proposal meets this standard.

EDR-7 Advertising Features: The size, location, design, color, texture, lighting, and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The main signage on the building consists of two wall signs, one facing Mass. Ave., and one facing the parking lot on the west side of the building. The two signs meet the bylaw standards. Several signs are located within the parking lot area to direct traffic. These signs exceed the one-square-foot area that is allowed. The directional signs are helpful and important in helping vehicles navigate a fairly complicated parking lot. The signs are slightly larger than three square feet each, and the Board has determined that the larger size is in the public interest, and is allowed by special permit. Other directional signs are posted on, and identify, the pharmacy drive-thru. These also are larger than one square foot, and the Board has determined that they are allowed by special permit.

EDR-8 Special Features: Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings, or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

The proposal includes two dumpsters at the rear of the parking lot, which are visible from the street. The sides of the dumpster are screened by plantings, and the front is stockade fence. Planting has been sited to the rear of the Atwood House to effectively screen the dumpster area from the street and from the Atwood House. There is a large electrical transformer in a landscaped island in the parking lot. It was moved to a less visible location, and is appropriately screened with vegetation. The proposal locates rooftop HVAC and refrigeration units behind the screen of the slanted roof surfaces; this equipment will not be visible from the ground. The Board finds that the proposal meets this standard.

EDR-9 Safety: With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The plan appears to be generally safe, with all accessible spaces open to the public view. The parking lot is well lighted to serve the parking lot users well. The Board requested reduced lighting on the Atwood House side of the proposed building; the plan calls for some light in this area for safety. The source of lighting on the site will not be visible from off the site. The Board finds that the proposal meets this standard.

EDR-10 Heritage: With respect to Arlington's heritage, removal or disruption of historic, traditional, or significant uses, structures or architectural elements shall be minimized insofar as practical, whether these exist on the site or on adjacent properties.

The site has no historical structure, and the site has no historical significance. Before it became an auto dealership, there were three or four houses on the site, including the Atwood House, which remains today. The Atwood House is listed as a significant building under Arlington Town Bylaws, as is the Baptist Church next door. The applicant has stated that the Atwood House will be retained on the site, and the proposed plan reflects that. Any addition or modification of the Atwood House would have to respect Town bylaws regarding significant structures. Any modification of the Atwood House will require an amendment of this special permit. The Board finds that the proposal meets this standard.

EDR-11 Microclimate: With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impacts on light, air, and water resources, or on noise and temperature levels of the immediate environment.

The proposal will reduce the amount of impermeable area on the site. The HVAC and refrigeration equipment are located on the roof of the CVS building in a well, behind slanted roofs on all four sides. The site is large relative to the amount of equipment, and the heat, light, vapor, or fumes will not be detectable. The Board finds that the proposal meets this standard.

EDR-12 Sustainable Building and Site Design: Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The applicant has submitted the LEED checklist, and the narrative required by this standard. The plan shows the methods to control soil erosion and sedimentation of storm sewers. The plan increases the amount of permeable surface, and exceeds the Town's open space requirement. The planned lighting is designed to prevent up lighting, and to minimize light trespassing onto abutting properties. Low-flow toilet fixtures will be used, and the performance of the proposed energy systems in the building has been optimized.

The project site has certain characteristics that help make it sustainable. The project uses an already-built site with existing infrastructure, and is accessible to public transportation. The developer has provided a landscaped rain garden and bio-retention area at the rear of the site to help reduce water runoff. The applicant considered permeable paving for portions of the parking lot, but it was determined that the potential pollutant load created by a commercial parking lot made such paving environmentally unfriendly. The Board finds that the proposal meets this standard.

Section 10.11a-6 The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The retail drugstore use located right next to the high school is convenient for students; school officials have endorsed the use. The site is zoned for commercial use, and has been used in that manner for many decades. The retention of the Atwood House and the siting of the CVS building near the sidewalk have improved the presence the development makes on the avenue. The store obviously provides a convenience to consumers, and is more of a community use than the auto dealership that existed there for decades. The Board finds that the proposal meets this standard.

Section 10.11a-7 The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

As pointed out above, there are several pharmacies and drug stores in Arlington, but few near the site of the proposed CVS. The nearest is a small pharmacy located in a Stop & Shop supermarket 2/10 of a mile away. The nearest comparable store (a Walgreens east of Arlington Center) is almost 9/10 of a mile away; a Walgreens in Arlington Heights is 1.5 miles away; and the CVS in East Arlington is 1.6 miles away. In addition, the proposed development improves upon the character of the neighborhood by replacing a closed auto dealership. The building design has been changed to be much more in keeping with the appearance of the neighborhood. The site is appropriate for retail use. The Board finds that the proposal meets this standard.

DECISION

The Board finds that the proposal is an appropriate re-use of the property, and grants the following special permits, subject to the following general and special conditions:

- Uses 6.16 and 8.17 from the Table of Use Regulations (Sect. 5.04 of the Zoning Bylaw);
- special permit for signs (Sect. 7.09 of the Zoning Bylaw); and,
- special permit for parking (Sect. 8.12 of the Zoning Bylaw).

General Conditions

1. The final plans and specifications for the site; including all buildings, signs, exterior lighting, and landscaping, shall be subject to the approval of the Arlington Redevelopment Board. The Board shall maintain its jurisdiction over plans and specifications by approving them at 50% and 100% of completion.

At the time of submission of the 50% drawings, the applicant shall submit for approval samples of exterior materials proposed for the building, and the specifics of the location, type, and noise levels of all HVAC and refrigeration machinery.

Final plans and specifications shall include complete information concerning colors, materials, lighting, and other features that comprise the details of the final design. The applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development.

2. The final plans and specifications approved by the Board for this permit shall be the final plans and specifications submitted to the Building Inspector of the Town of Arlington in connection with the application for building permits. There shall be no substantial or material deviation during construction from the approved plans and specifications without the express written approval of the Arlington Redevelopment Board.

3. No building permit shall be issued until the Board has received evidence that the special permit has been recorded at the registry of deeds.

4. The Board maintains continuing jurisdiction over this permit, and may, after a duly advertised public hearing, attach other conditions, including, but not limited to, restricting the store opening hours, or it may modify these conditions as it deems reasonably appropriate to protect the public interest and welfare. Such modifications shall not require the applicant to modify the size or dimensions of the retail building shown on the approved plan, nor restrict the opening hour to any time later than 8:00 AM.

5. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner or occupant, and shall be accomplished in accordance with the Town bylaws.

6. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Title V, Article 9, of the Bylaws of the Town of Arlington.

7. Trash shall be picked up only between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday.

8. No final or permanent Certificate of Occupancy shall issue on this project until the project is completed in its final form, and approved by the Redevelopment Board as being in compliance with the final plans and specifications, including the landscape plan.

9. The Building Inspector is hereby notified that he is to monitor the site, and should proceed with appropriate enforcement procedures at any time he determines that violations are present. The Inspector of Buildings shall proceed under Section 10.09 of the Zoning Bylaw, pursuant to the provisions of MGL c. 40, s. 21D, and institute non-criminal complaints. If necessary, the Inspector of Buildings may institute appropriate criminal action also, in accordance with Section 10.09.

Special Conditions

1. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.

2. Upon installation of landscaping materials and other site improvements, the applicant shall remain responsible for such materials and improvement, and shall replace and repair such as necessary, to remain in compliance with the approved site plan.

3. All utility work off site in public rights-of-way of the Town of Arlington shall be undertaken in accordance with the provisions of the Town bylaws.
4. Upon the issuance of the building permit, the applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
5. The Atwood House shall remain at its present location on the site, and reasonable and diligent efforts shall be used to maintain its present condition to prevent any damage from the elements or otherwise, until it is redeveloped. It is acknowledged that ten parking spaces behind the Atwood House are reserved for its use. It is further acknowledged that the plan of the site leaves space behind the Atwood House to accommodate a possible future expansion of the structure, and that no use of that portion of the site will preclude such an expansion. Redevelopment of the house will require the amendment of this special permit, regardless of whether the proposed use of the structure is allowed by right or by special permit (as such are listed in the Arlington Zoning Bylaw). No requests to move or demolish the house by amending this special permit will be made within 24 months of the date of issuance of this permit.
6. The applicant shall install bump-outs and thermo-plastic crosswalks on Mass. Ave. at Carey Drive and at Bartlett Avenue. Bump-outs shall be installed on both sides of Mass. Ave. The design and construction of the bump-outs and crosswalks shall be approved by the Town Engineer, and shall take into account drainage at those locations.
7. Post construction monitoring: The Town will measure traffic volume at the CVS driveway six months, and again twelve months, after the opening of the CVS, and when school is in session, to compare with the analyzed volume data. Driveway traffic volumes will be recorded during the weekday AM (7-9 AM) and PM (4-6 PM) peak periods. Based upon this data, and the safety and performance of the area at least 6 months after opening, the Town will decide what, if any, mitigation is needed on roadways near the site. Possible mitigation may include addition of a left turn lane, or other measures, to improve safety and operations along Mass. Ave. between Carey Drive and the intersection of Jason and Mill Streets, at the Town's discretion. The funding for the mitigation shall be paid from the traffic mitigation escrow account referred to in Condition No. 8 below.
8. CVS will contribute the total sum of \$50,000 to a traffic mitigation escrow account, prior to receipt of an occupancy permit. These funds would first be used for mitigations around the site if it were determined during post-construction monitoring that further mitigation is needed. If it is not needed at the site, it may also be used as a contribution toward improvements at Jason/Mass/Mill Streets. Said escrow account will be closed, and unspent monies returned to CVS, five years after the date of the occupancy permit. All disbursements from the CVS escrow account will be subject to the approval of the ARB.
9. Prior to receiving a building permit, the applicant shall submit to the ARB for its review a plan for reduction of energy use, including use of energy-efficient lighting and appliances, to be incorporated into the plans and specifications.

10. Changes to signage, such as wording, color, or material of construction, but not changes in the number, location, or size of signs, may be deemed by the Planning Director to be consistent with the existing special permit, and such changes may be made by sign permit.

11. In accordance with Standard EDR-5, the applicant is required to post a bond in the amount of \$1,500 as security that the storm drain system will be maintained in good working order. The ARB may use the funds to conduct cleaning and maintenance of the system if the applicant fails to do so. Town personnel, or the Town's agents, may enter upon the property to perform such cleaning and maintenance.

12. This permit is contingent upon the applicant receiving an Order of Conditions from the Arlington Conservation Commission for the project essentially as approved by the Arlington Redevelopment Board.

13. The drive-thru pharmacy shall be open only between the hours of 8:00 AM and 10:00 PM, and only when the main store is open, and only pharmacy and pharmacy-related items (but not general merchandise) may be sold through the drive-thru window. Bicyclists will be allowed to use the drive-thru pharmacy, and "No Idling" signs will be posted for vehicles using the drive-thru. Pedestrian walkup business will not be allowed.

14. Aside from the shutters described in the approved plans, first floor windows shall not be covered or obscured in any way that prevents a clear view into the store, without the prior written permission of the ARB. No film, paper, or other material, including advertisements, may be used to cover any windows.

15. The applicant shall maintain a clean site at all times, and the landscaped area on the north side of the site, extending down the hill to the property below, shall be cleaned at least once in the spring and once in the fall. Litter and fallen branches and such shall be removed, and trees and shrubs shall be pruned as necessary.



Town of Arlington, Massachusetts

ARB Committee Appointments for ARB Members and Designees

Summary:

9:00 p.m. Board will review ARB representation on various Town committees and vote to approve appointments of Board members and designees on various Town committees

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_2A_-_ARB_Committee_appointments_2021.pdf	ARB Committee appointments 2021
▢ Reference Material	Agenda_Item_2B_-_2021_EA_SC_role_Jagat_Adhiya.pdf	Jagat Adhiya 2021 EA SC role
▢ Reference Material	Agenda_Item_2B_-_Jagat_Adhiya_CV_EA_Apr2021.pdf	Jagat Adhiya CV EA April 2021

Redevelopment Representatives on Committees/ Other Appointments

1. Envision Arlington Standing Committee— Alex Bagnall
2. Open Space Committee—Wendy Richter
3. Zoning Bylaw Working Group – Eugene Benson
4. Master Plan Implementation – Melisa Tintocalis
5. Housing Plan Implementation - **Vacant**
6. Community Preservation Committee—Kin Lau
7. Remote Participation Study Committee – Rachel Zsebery

Jagat Adhiya

53 Winter Street, #2, Arlington, MA 02474 | 201 779 9983 | jagat.adhiya@gmail.com

26 April 2021

Jennifer Raitt
Director of Planning and Community Development
Town of Arlington, MA

Subject: Volunteer Position on the Envision Arlington Standing Committee

Jenny:

It was a pleasure to speak with you on Friday about the opportunity to serve on Envision Arlington's Standing Committee, as well as the idea of a committee liaison role to partner with the Arlington's Master Plan Implementation Committee.

I request your nomination for a volunteer position on the Envision Arlington Standing Committee.

Having lived in Arlington for 17 years, I have followed with interest the Vision 2020 initiative and the ongoing implementation of the Master Plan. The town survey administered by Envision Arlington is a wonderful tool for bringing together diverse views on key issues, new ideas and to help inform town residents about our local government. I would like to actively support the ongoing community engagement our town.

Based on stakeholder discussions and observing the recent Standing Committee meeting, I feel that there is an opportunity, and desire, for better coordination of efforts among the committee and various task groups. I believe that I could collaborate effectively with the Envision Arlington committee members, and key stakeholders, to shape Envision Arlington's future approach. My professional role involves leading strategic digital transformation and enabling greater R&D scientist engagement at a global biotech company. I partner with senior business executives and functional managers to define an aligned strategy and am accountable for leading implementation of the prioritized portfolio of projects.

I hope that you will consider me a good fit for the Standing Committee position. I look forward to hearing from you.

Sincerely,

Jagat Adhiya

JAGAT ADHIYA

Jagat.adhiya@gmail.com | 201 779 9983

SUMMARY

- Global healthcare IT leader with experience in driving strategic digital transformation and innovation programs for R&D.
- Member of IT Healthcare leadership team of EMD (Merck KGaA, Darmstadt, Germany), with dual reporting to IT Healthcare CIO and Head of R&D Informatics. Based at EMD's Boston (USA) area R&D innovation center in Billerica, MA.
- Providing thought leadership and scientist engagement regarding new capabilities for enabling leading edge R&D.
- IT Business Partner to R&D senior executives and their global teams. Leading the definition and implementation of strategic IT platforms and analytics environment. Managing the prioritization and delivery of an aligned IT digital portfolio to meet strategic R&D priorities. Strong track record of achievement, cross-functional collaboration, and successful portfolio execution.
- Global IT programs management leadership experience with 15+ years driving successful software projects, including systems for big data analysis, R&D portfolio and pipeline management, quality management, and lab data management.

PROFESSIONAL EXPERIENCE

Merck KGaA, Darmstadt, Germany (based at EMD Serono R&D Institute in Billerica, MA)

Director/Member of R&D Informatics Leadership Team for Biopharma

2016 – current

- R&D Informatics accountable for delivering the digital platforms and analytics portfolio and services for R&D functions
- Partnered with the R&D leadership on defining a multi-year, multimillion dollar technology strategy and digital initiatives roadmap enabling key priorities such as Precision Medicine and Paperless Labs.
- Successfully aligned and managed the R&D IT projects portfolio year after year to deliver fit-for-purpose software solutions per approved budget and schedule.

Associate Director/IT Business Partner for Life Science R&D

2011 – 2016

- Developed business cases, briefed executive sponsors, managed budget forecast, recruited and aligned internal and external resources, led vendor contract negotiations, overall projects planning and execution, steering/sponsor updates, and liaised with stakeholders in regulatory/compliance and IT enterprise architecture.
- Enabled Life Science to manage anticipated ~3x YoY increase in new biologics product launches by deploying modern Planisware-based new product launch management system that dramatically improved coordination across global sites.

Waters Corporation, Milford MA

Senior Project Manager/Senior Engineer

2006 – 2011

Knowledge Management Project Manager / Software Support Engineer

2002 – 2006

- Worked with Head of Global Operations & Services and his management team to develop and launch new, software products and lab productivity-optimization consulting services targeted at FDA-regulated labs in major global pharmaceutical companies. Responsible for project deliverables and program outcomes contributing to highest revenue growth area for Services business.
- Managed customer issue escalations and resolved issues efficiently to minimize downtime at R&D or QC labs resulting in higher levels of customer satisfaction and retention.
- Developed and conducted customer training programs for internal and external customers. These programs resulted in several new software sales, dramatically accelerated customer success, as well as reduced the number of user support issues reported.
- Managed business needs analysis, build/buy assessments, design, development, and deployment of projects involving development of custom software applications, interactive web-based content and related user training to drive adoption of new tools. Hired and managed temporary staff to support projects. Produced a weekly blog, with 600+ internal subscribers, featuring articles, webcasts and podcasts.

IT Consultant

2001 – 2002

- Worked as lead data specialist on consulting projects for Fortune 500 customers, such as Tyco and Merrill Lynch.
- Developed data warehouse and custom applications to enhance enterprise data management, data analysis and reporting in order to improve global spend visibility. Identified potential savings of \$500M+ for a corresponding addressable spend of \$2B+.

EDUCATION

Master of Science, Massachusetts Institute of Technology, Cambridge, MA

Master of Science, The Ohio State University, Columbus, OH

Bachelor of Science, St. Xavier's College, Mumbai University, India



Town of Arlington, Massachusetts

Housing Plan, and Open Space and Recreation Plan updates

Summary:

9:15 p.m. Staff will provide updates

ATTACHMENTS:

Type	File Name	Description
Reference Agenda_Item_3 - Material	_Memo_regarding_Housing_and_Open_Space_and_Recreation_Plan_updates_082521.pdf	Memo regarding Housing Plan, and Open Space and Recreational Plan



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

Memorandum

August 25, 2021

To: Arlington Redevelopment Board

From: Jennifer Raitt, Director of Planning and Community Development

Re: Housing Production Plan and Open Space and Recreation Plan updates

Housing Production Plan update

Following the June public forum, work started on the Housing Plan Needs Assessment. Barrett Planning Group, the plan consultant hired by the Town, began compiling research and analyzing population and household data and characteristics. With the 2020 Census data becoming available, further updates were made to these initial analyses. Barrett also developed a background describing Arlington housing characteristics and development and market trends. Lastly, Horsley Witten Group, a subconsultant to Barrett, began an analysis of barriers to affordable housing and social and political constraints. The Town also assessed progress on the existing Housing Production Plan. As part of that review, the list of potential locations for new affordable housing is being updated.

Public engagement also continued during the summer months. Members of the Department staffed a table at the Arlington Farmer's Market and will continue this activity over the next two months. At the table, staff share information about the current plan and engage people attending the market in discussions about their hopes for housing in Arlington in the future. Additionally, people have been taking a brief survey about housing needs and opportunities. Several committees, boards, and community members have requested materials to host a "Meeting in a Box". The meetings are meant to be less formal discussions about housing issues in Arlington using suggested discussion prompts for any group of people wishing to discuss housing. Following the Meeting in a Box, the meeting host provides a meeting summary to our Department which we then provide to Barrett for inclusion in the plan. Lastly, the second public forum will be on Tuesday, September 14th from 6:30 to 8:00 p.m. via Zoom. Following the second forum, the Needs Assessment will be completed, and the next phases of work will proceed.

The next and final phases of work is the development of draft housing goals and strategies, including a five-year implementation plan. For the final steps, the full Housing Plan will be in draft form and the Town will host a third community meeting. Community input at this meeting will lead to the finalization of the plan. The final draft plan will then be presented to the Redevelopment Board and Select Board for review and adoption. We anticipate that these next phases of work will continue through the Fall. Information about the Housing Plan Implementation Committee and the plan update can be found here: <https://www.arlingtonma.gov/town-governance/boards-and-committees/housing-plan-implementation-committee>.

Open Space and Recreation Plan update

Following the June public forum, work started on drafting initial plan elements, including an environmental inventory and analysis and inventory of lands of interest. The survey, which remains active, has over 600 responses: <https://www.surveymonkey.com/r/ArlingtonOSRP>. A second survey is being planned to ask about goals and objectives. Lastly, the consultant is updating the required open space and recreation maps. Information about the Open Space Committee and the plan update can be found here: <https://www.arlingtonma.gov/town-governance/boards-and-committees/open-space-committee>.



Town of Arlington, Massachusetts

Meeting Minutes

Summary:

9:50 p.m. Board will review and approve meeting minutes

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_5A_-_06072021_Draft_ARB_Minutes.pdf	Draft ARB Meeting Minutes 6/7/2021
▢ Reference Material	Agenda_Item_5B_-_06212021_Draft_ARB_Minutes.pdf	Draft ARB Meeting Minutes 6/21/2021

Arlington Redevelopment Board
Monday, June 7, 2021, 7:00 PM
Meeting Conducted Remotely via Zoom
Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Kin Lau, and Melisa Tintocalis

STAFF: Jennifer Raitt, Director of Planning and Community Development

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair explained that this meeting is being held remotely in accordance with the Governor's March 12, 2020 order suspending certain provisions of the Open Meeting Law G.L. c. 30A, Section 20. This order from Governor Baker allows for meetings to be held remotely during this time to avoid public gatherings.

The Chair introduced the first agenda item, Docket #3650 190 & 192-200 Massachusetts Avenue Continued Public Hearing. John Murphy gave an overview of the changes to the plans for 190 & 192-200 Mass. Ave. Mr. Murphy said that one floor was removed, the façade for the commercial space was changed to bring more attention to the ground floor, the tenant entrance was moved to the old bank entrance door on Mass. Ave., and the look of the building was changed to include a brick design on the residential floors as suggested by the Board. The Chair said that the FAR must be addressed to move forward with the process. The Chair said the residential space should be less than 50% of the building, possibly including office space, going to the ZBA or going the 40B route. Ms. Raitt said the FAR is still double what it should be and the Board cannot review the other design issues until the FAR is addressed. Ms. Raitt said that the Board has to take into consideration the vitality of the businesses in this business district. Mr. Lau said he is disappointed that this application has come so far and there is still an issue with the FAR so this project does not meet the criteria for the ARB to review. Mr. Lau asked if the Board is able to approve changes to the FAR allowances for this project. Ms. Raitt said that the FAR issue was communicated with the applicant before coming before the Board. Ms. Tintocalis asked for details so she knows what the Board can and cannot address. Mr. Benson said he agrees with Ms. Raitt and The Chair regarding the business issue and the FAR issue. Mr. Benson read a memo from Town Counsel that addresses the Board's ability to grant bonus FAR considerations. Mr. Benson said that this project does not meet the criteria to be able to grant a bonus FAR due to the size and because the principal use is residential. Ms. Raitt said that the B3 business district is not an allowable district within 5.3.6 in the Town Bylaw for this FAR. Mr. Lau said that the Board should have a screening process so that projects that do not meet Town Bylaw criteria do not come before the Board. Mr. Annese said that he thinks that the Board has more power than they have been exercising. Mr. Annese asked why projects on Mass. Ave. go before the Board if the Board cannot grant relief. Mr. Annese said he does not see a 40B site fitting in with this area. The Chair opened the floor to public comment.

Kellie Doherty said that this is a project on Chandler Street not Mass. Ave., the impacts will be to Chandler Street. Ms. Doherty said that the residents are concerned that if the project that does get approved it should be done well and keeps everyone happy.

Catherine 31 Chandler Street said she wanted to address the statement that neighbors were adequately informed. She said that was not the issue and she said a number of her neighbors were not informed about the meeting with the developer.

Elaine Maynard 13 Chandler Street said she lives adjacent to the proposed structure. Ms. Maynard said she takes issue with the comment that the neighborhood meeting went "fine". Ms. Maynard said that the changes that were promised to the Chandler Street community were not made to the plans. Ms. Maynard said she is concerned about the impact of the

communities and the neighbors that abut the site. Ms. Raitt said that the applicant and developer's meeting had nothing to do with the Town and was not part of the permitting process.

Jonathan Josephs 15 Chandler Street did not hear from the applicant that the meeting was being held. Mr. Josephs said that the Town has reasons for zoning laws and asked why the developer does not develop a project that meets the zoning laws. Mr. Josephs said that the four story portion at the back does not fit the neighborhood as four stories would not fit on Mass. Ave.

Rachel Roth 16 Chandler said it seems that the developer should build a 3 story building to meet the FAR. Ms. Roth said that the issue of lighting came up during the neighborhood meeting and would like to know more about the overnight lighting. Ms. Roth said she would like more information about the garage lights and warning alarms. Ms. Roth said she feels that excessive lights and alarms would not be appropriate on a neighborhood street. Ms. Roth thinks that everyone in the area should get a notice not just the 300 foot abutters. Ms. Raitt said that the abutters' notices that are generated by the Assessor's office are mailed to abutters within 300 feet as required by law. Ms. Raitt said that she is not aware if the applicant and developer's meeting had the same parameters regarding their notices.

Stephanie Hansel 23 Cleveland thanked the Board for taking the FAR into account. Ms. Hansel said that this is a small lot and the proposed structure is a dense, large project. Ms. Hansel said that the Town's zoning bylaws prevent overbuilding on small lots. Ms. Hansel asked to please listen to the community. Ms. Hansel said that the community has quality of life issues, density issues, and safety issues regarding the proposed project.

Don Seltzer of Irving Street said that you cannot build a five-story building almost as big as the lot itself. Mr. Seltzer suggested a three story mixed-use building with commercial on the first floor, offices on the second floor, and third floor residential apartments. Mr. Seltzer said that he feels the size of the building he proposes will be financially viable. Mr. Seltzer asked the developer how many Group 1 apartments are included with these plans.

Steve Revilak 111 Sunnyside said the changes to the Mass. Ave. and Lake Street building designs are appreciated.

Mr. Lau made a point of order that the Board has rules regarding decorum at its meetings that includes members of the public not using Zoom emoji's or gestures to comment while another member of the public is speaking.

Chris Loreti 56 Adams Street wanted to address why large projects go in front of the ARB if they cannot grant relief. Mr. Loreti said that the reason for going in front of the Board is for a more detailed Environmental Design Review. Mr. Loreti asked about the options that were provided to the developer by the Department.

Alham Saadat 62 Magnolia Street asked to think about the impacts to local neighborhoods and streets, it takes a commitment to increasing all types of housing including smaller units. Ms. Saadat said that walking past empty businesses is depressing, take community vibrancy into account. Ms. Saadat said that access to smaller units allows for different types of neighbors in Arlington. Ms. Saadat said think about the larger impact to the community.

Ryan Jacobs 62 Chandler Street said that he is pro-density and said that this region is lacking housing and diversity of housing. Mr. Jacobs said that he hopes that the Developer finds a way to create the type of density that makes sense for the district. Mr. Jacobs asked to consider the number empty storefronts, without a critical mass of residents there is not the vibrancy that the businesses need.

The Chair closed the floor to public comment. The Chair asked for the list of options for the applicant for next steps. Ms. Raitt said that the Department raised the FAR and other issues with the applicant and that the FAR must be addressed to come back before the Board. Ms. Raitt said another direction is using the 40B option or go to the ZBA for relief. Ms. Tintocalis asked what the applicant was thinking after these comments. Mr. Benson asked if the applicant is interested in coming to Town Meeting to look into changing the zoning and come back to the Board in the fall. Mr. Murphy said that he does not think the applicant will continue this hearing. Mr. Murphy said that it would not make economic sense to build a smaller building with fewer residential units. Mr. Annese said that he does not want the Board to vote this project down this evening. Mr. Annese suggested getting another date so the applicant has time to decide what to do before the Board votes, Mr. Annese said he does not want to vote this down and not be able to come before the Board for another two years.

Mr. Benson moved to continue this Public Hearing for Docket #3650 to the July 26, 2021 meeting, Mr. Lau seconded, approved 4-0.

The Chair introduced the second agenda item, Committee Appointment.

The Board approved of Jagat Adhiya's appointment to the Envision Arlington Standing Committee. The Chair moved to the next agenda item until Mr. Adhiya could join the meeting.

The Chair introduced the third agenda item, Town Meeting recap. The Chair said that all of the Board recommendations were supported by Town Meeting, with amendments to article 38 and article 35. Ms. Raitt said that a lot of articles were carried forward from 2020 and Ms. Raitt said she does not see that number of articles coming up in the future so the Board will be able to implement some of the plans that we are working on. Ms. Raitt said that zoning amendments should arise from two of the current plans the Department is working on such as the Housing Production Plan and the Open Space and Recreation Plan. Ms. Raitt reminded the Board that the Net Zero Action Plan and Connect Arlington, the Sustainable Transportation Plan were completed and will be endorsed by the Select Board at a forthcoming meeting. Ms. Raitt said that the Board will discuss committee involvement and appointments at the next meeting. Mr. Benson said that the Chair and Ms. Raitt did a great job representing the Board during Town Meeting. Mr. Benson said that in addition to the height change in the industrial zones the FAR was also changed with the approved article amendment. Mr. Lau said he would like to echo Mr. Benson's comment and thanked the Chair and Ms. Raitt for helping to get these articles passes. Mr. Lau suggested an organized retreat with the Department to discuss upcoming projects. Mr. Lau asked about the status of the gubernatorial nominee for the fifth Board member. Ms. Raitt said that there will be a candidate announcement soon.

Ms. Raitt asked the Board if they have any questions regarding Jagat Adhiya's appointment to the Standing Committee. The Chair said that Mr. Adhiya would be a welcome voice on the committee.

Mr. Benson moved to appoint Mr. Jagat Adhiya to the Envision Arlington Standing Committee, Ms. Tintocalis seconded, approved 4-0.

The Chair introduced the fourth agenda item, ARB Meeting Schedule July through December 2021. Ms. Raitt gave the Board an update regarding the state of emergency and possible in person meetings. Ms. Raitt said that meetings would resume in the second floor conference room in the Town Hall Annex if meeting in person. Ms. Raitt said that meetings will begin at 7:30 p.m. again as of the July 12, 2021 meeting.

Mr. Lau moved to approve the Board's meeting schedule from July through December 2021, Ms. Tintocalis seconded, approved 4-0.

The Chair introduced the fifth agenda item, Meeting Minutes (for 4/8/21, 4/26/21, 5/3/21, and 5/17/21).

Mr. Benson moved to approve the 4/8/21 meeting minutes as amended, Mr. Lau seconded, approved 3-0 (Ms. Tintocalis abstained as she was absent).

Mr. Lau moved to approve the 4/26/21 meeting minutes as amended, Mr. Benson seconded, approved 4-0.

Ms. Tintocalis moved to approve the 5/3/21 meeting minutes as amended, Mr. Lau seconded, approved 4-0.

Mr. Lau moved to approve the 5/17/21 meeting minutes as amended, Mr. Benson seconded, approved 4-0.

The Chair introduced the last agenda item, Open Forum. The Chair opened the floor to public comment.

Steve Revilak said he came across a 1955 Arlington Zoning Bylaw with a map dated 1946 while reviewing a ZBA case. Mr. Revilak said that the way commercial property was zoned was very different than zoning now. Mr. Revilak said that business district was along Mass Ave., Broadway. Mr. Revilak said that there used to be a lot more land used for Business and Industrial districts. Mr. Revilak suggested going back to review the 1946 Zoning Map for frame of reference and for some ideas. Ms. Raitt said that she would forward the 1946 Zoning Map to the Board.

As there were no other members of the public in queue to speak the Chair closed the Open Forum portion of the meeting.

Mr. Lau moved to adjourn, Ms. Tintocalis seconded, approved 4-0.

Meeting adjourned.

Arlington Redevelopment Board
Monday, June 21, 2021, 7:00 PM
Meeting Conducted Remotely via Zoom
Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Melisa Tintocalis

STAFF: Jennifer Raitt, Director of Planning and Community Development and Kelly Lynema, Senior Planner

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair explained that this meeting is being held remotely in accordance with the Governor's March 12, 2020 order suspending certain provisions of the Open Meeting Law G.L. c. 30A, Section 20. This order from Governor Baker allows for meetings to be held remotely during this time to avoid public gatherings.

The Chair introduced the first agenda item, ARB Committee Appointments. Ms. Raitt gave an overview of the six committees that work with the ARB. Ms. Raitt said that the following groups do not currently have a member of the Board attending: the Zoning Bylaw Working Group, the Master Plan Implementation Committee, the Housing Plan Implementation Committee, and the Remote Participation Study Committee. Community Preservation Committee. The Chair determined that it would be best to revisit the appointments when the gubernatorial designee joins the Board.

The Chair introduced the second agenda item, ARB Properties Update. Ms. Raitt said that 23 Maple is now occupied by staff from the Town Departments that are being relocated because of the DPW Yard building reconstruction at 51 Grove Street. Mr. Benson asked if the updates have been completed to ensure that the building is ADA accessible. Ms. Raitt said updates have been made and she will check to make sure that the rear entrance is fully ADA accessible. Ms. Raitt said that the Central School Renovation is experiencing some delays and the anticipated end date is mid-September. Ms. Raitt said that cooling issues on the third and fourth floor are impacting tenants. Mr. Lau asked if the Board could schedule a time for a walk-through of the Central School building. Mr. Benson asked about the circular driveway on Maple Street and said that last year the water was ponding up and not properly draining as it was intended to do. Ms. Raitt said that the area is lacking plantings and Ms. Raitt said she will update the Board regarding the continued functionality. Ms. Raitt said that the Whittemore Park project has begun and phases 1 and 2 are the focus of the project at this time. Ms. Lynema gave an overview of the landscape plan for the Board. Mr. Lau asked about the future of the beer garden at that location. Ms. Raitt said that after construction that Whittemore Park will be a great site for community events and activities, including a potential beer garden. Ms. Raitt said that the maintenance of the Board's properties has transferred to the Facilities Department and the longer term goal is to transfer ownership/management of these properties away from the Board. Ms. Raitt said that in the future this issue will be brought formally to the Board for discussion and a vote. Mr. Benson asked who would be responsible for decisions for these properties if not the Board. Ms. Raitt explained that the Town Manager's office or the Facilities Department would be responsible. Ms. Tintocalis asked if the Board should research best practices for creating profitable publicly held properties. Ms. Raitt said she has been working on finding a different option for 23 Maple Street, but it did not come to fruition. Ms. Raitt said that the Jefferson Cutter House has potential to become potentially more dynamic for the community. Ms. Raitt said that the Central School is already heading into that transition in a positive way. Ms. Raitt said that Board discussion regarding the properties going forward would be interesting for the community. Ms. Raitt said that she will explore additional options regarding transition of the Board's properties.

The Chair introduced the third agenda item, Housing Plan, and Open Space and Recreation Plan updates. Ms. Raitt said the Chair and Mr. Benson joined the housing forum which was attended by approximately 50 people. Ms. Raitt said that an

overview was provided, and stakeholder interviews were shared along with responses to the questionnaire conducted with the community. Ms. Raitt said small group breakouts also were held to discuss issues regarding housing needs, challenges being faced, and ideas regarding opportunities for the future. Ms. Raitt said a form is still available online for public feedback along with the information from the Housing Plan meeting. Ms. Raitt said additional engagement opportunities will be announced. Mr. Benson said that enhancing the Inclusionary Zoning Bylaw should be one of the goals of this process. The Chair said she found it interesting that the meetings held that week, including the Bikeway meeting, included the same themes regarding housing, access, and how transportation is integrated with the business districts. Ms. Raitt said that about 40 people participated in the Open Space and Recreation Plan Workshop. Ms. Raitt said that the State's Open Space plan requirements and the current plan were reviewed and then there were also breakout groups for both Open Space and Recreation discussions. Ms. Raitt said that the department is working to find ways to engage as many people as possible for the development of both plans.

The Chair explained that the fourth agenda item, Meeting Minutes, would be held for the next Board meeting.

The Chair introduced the last agenda item, Open Forum. The Chair opened the floor to public comment but with no meeting attendees in queue to speak the Chair closed the floor to the public.

The Chair asked about the location and time for the Board's next meeting. Ms. Raitt said that the next meeting on July 12th and asked the Board if they would like to meet or schedule another Zoom meeting. The Chair said that she would like to move meetings back to 7:30 p.m. Mr. Lau said he would like to have in person meetings at 7:30 p.m. when reviewing a project. Mr. Benson said he would like to continue the Zoom meetings because he feels that there is more participation with the online meetings as opposed to meeting in the confined space of the conference room. Ms. Tintocalis said she does not have a preference but would like to meet at 7:30 p.m. The Chair said that at this time the Board can continue to meet remotely for the time being, but at 7:30 p.m.

Mr. Lau moved to adjourn, Mr. Benson seconded, approved 4-0.

Meeting adjourned.